

CITY OF BRYAN

**2008 Consolidated Annual Performance and
Evaluation Report (CAPER) for Community
Development Block Grant and Home Investment
Partnership Programs December 28, 2009**

DRAFT

**COMMUNITY
DEVELOPMENT
SERVICES**

405 W. 28th Street
P.O. Box 1000
Bryan, TX 77805

Phone: 979-209-5175
Fax: 979-209-5184



TABLE OF CONTENTS

	PAGE(S)
I. Narrative.....	1-30
A. Overview	1
B. Resources available	1
C. Actions taken to address priorities	1
D. The Affordable Housing Plan.....	2-6
E. The Homeless Plan.....	6-11
F. The Special Needs Plan.....	11-13
G. The Non-Housing Community Development Plan	13-16
H. Changes in Program Objectives	16
I. Geographic Distribution.....	16
J. Actions to Address Other Priority Needs	16
K. Meeting Under-Served Needs	16-17
L. Foster and Maintain Affordable Housing.....	17-18
M. Actions to Affirmatively Further Fair Housing Choice.....	18-22
N. Removing Barriers to Affordable Housing	22
O. Institutional Structure.....	23
P. Evaluate and Reduce Lead Hazards	23
Q. Reduce Number of Poverty Level Families	24-25
R. Enhance Coordination.....	25
S. Foster Public Housing	26
T. Program Monitoring Standards	26-27
U. Review of Other Entities	28
II. Activity Summary Report (GPR)	29-51
III. Financial Summary.....	52-56
IV. Program Income and Financial Summary Adjustments.....	57-58
V. Financial Summary Attachment/LOCCS Reconciliation.....	59
VI. Job Creation Narrative.....	60-63
VII. Section 108 Accomplishment Report.....	64-65
VIII. IDIS Reports CDBG	63-90
A. CDBG IDIS Report Issues.....	66
B. IDIS Report-Summary of Accomplishments Report (C04PR23)	67-74
C. IDIS Report Rehabilitation Activities (C04PR10).....	75-79
D. IDIS Report Performance Measurements (PR-83)	80-89
E. IDIS Report CDBG Strategies (PR84).....	90
IX. HOME Reports	91-116
A. Annual Performance Report Narrative.....	91-92
B. HOME Activities Summaries.....	93-98
C. HOME Financial Status	99
D. HOME Performance Report.....	100-101
E. HOME IDIS Report Issues.....	102
F. HOME IDIS Report-Status of HOME Grants (C04PR27).....	103-110
G. HOME IDIS Report-Status of HOME Activities (C04PR22).....	111
H. HOME IDIS Report-Status of HOME CHDO Funds (C04PR25)	112-114
I. HOME IDIS Report Housing Performance (PR85).....	115
J. Match Report.....	116

X.	Program Evaluation.....	117-126
XI.	Citizen Participation and Comment.....	127-129
XII.	Attachment-Chart on Revolving Loans	130-131
XIII.	Performance Measurement.....	132-133
XIV.	Tables.....	134-164
	A. Table 1C-Summary Specific Housing Community Development Objectives and Specific Homeless Needs Objectives.....	134-139
	B. Table 1C Summary of Specific Objectives.....	140-143
	C. Table 2A Priority Housing Service.....	144-145
	D. Table 2A Priority Housing Activities	146-147
	E. Table 2B Community Development Needs	148-150
	F. Table 2C Summary of Specific Housing/Community Development Objectives	151-156
	G. Table 3A Summary of Specific Annual Objectives	157-162
	H. Table 3B Annual Housing Completion Goals	163-164
XV.	CDBG and HOME Maps	165-172
	A. Rehabilitation	165
	B. Down Payment Assistance	166
	C. Public Facilities and Section 108	167
	D. Minority Map Hispanic Rehabilitation	168
	E. Minority Map Black Rehabilitation.....	169
	F. Low to Moderate Income Area Map Rehabilitation	170
	G. CDBG Distribution of Funds	171
	H. HOME Distribution of Funds.....	172

2008 Consolidated Annual Performance and Evaluation Report For Housing and Community Development City of Bryan, Texas

I. Narrative

A. Overview

This document serves as the City of Bryan's 2008 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. This report is submitted in response to the performance requirements described in the Consolidated Plan regulations in 24 CFR 91.520.

The purpose of this report is to:

- provide the community and the U. S. Department of Housing and Urban Development (HUD) with a summary of resources available and program accomplishments,
- update citizens and HUD on actions taken during the past year to address needs as described in the 2005-09 Consolidated Plan, and
- describe progress made in the last year to address other priority needs and objectives.

B. Resources Available and Distribution of Funds

During the 2008-09 fiscal year (October 1, 2008 - September 30, 2009), the City of Bryan received \$921,273.00 in CDBG resources to address various community needs. An additional \$2,510.40 in program income was generated through past economic development loan program re-payments and code enforcement. The City received \$427,066.00 in HOME funds to support housing activities and \$51,856.42 in HOME program income. Prior available HOME funds for projects (not including CHDO and administration) were \$171,859.23. Various other community organizations also had access to funds or resources available to meet community needs. These are identified throughout the narrative in the next section, as well as the City's distribution of funds. Funds distribution Charts are in the Appendix for CDBG and HOME. Additional funds received by the City include \$250,205.00 in CDBG-R funds.

C. Actions Taken to Address 2005-09 Consolidated Plan Priorities

In 2008-09, the City of Bryan developed and adopted the 2005-09 Consolidated Plan. Through the consolidated planning process, Bryan assessed its economic, housing, human development, public facility and infrastructure needs. This assessment led to a prioritized listing of Bryan's needs and the development of specific objectives for addressing those needs. The Consolidated Plan serves as a decision making tool, when determining how to invest federal resources in the community.

The following is a description of how the funds described above were used to address local priorities as detailed in the Consolidated Plan. This narrative will be divided into four sections to correspond to the four plans described in the Consolidated Plan: 1) **The Affordable Housing Plan**; 2) **The Special Needs Plan**; 3) **The Homeless Plan**; and 4) **The Non-housing Community Development Plan**. Please see the individual activity summaries and maps for additional information on each activity.

D. The Affordable Housing Plan

(Tables: Priority Housing Needs/Investment Plan (Table 2A), Annual Housing Completion Goals (Table 3B), Priority Community Development Needs (Table 2b) and Summary of Specific Annual Objectives (Table 1C, 2C, and 3A) in XIV. Charts, page 152).

Affordable Housing Priorities (in italics), followed by accomplishments:

- ♦ ***Provide an adequate, affordable supply of rental residential property by providing technical assistance to property owners and by providing tenant based rental assistance.***

The Bryan Housing Authority and the Brazos Valley Council of Governments (BVCOG) have continued to provide a supply of Section 8 housing voucher program rental certificates, vouchers and rental assistance for low-income residents. Bryan Housing Authority and BVCOG report an estimated one year waiting period. The BVCOG reports that 19,431 out of a possible 22,812 housing vouchers were used, with 87.6% of available funding used for the Housing Voucher program. The Bryan Housing Authority served 348 clients during the program year. Low income renters with severe cost burden are assisted through these two agencies, as well as the numerous (listed below) Low Income Housing Tax Credit properties located in both Bryan and College Station.

Listed below are the Low Income Housing Tax Credit properties that provide reduced rent or accept Section 8 vouchers for special needs groups, including homeless, elderly, handicapped, mentally impaired, and low to moderate-income individuals. Average occupancy rate for all units is 93%.

LIHTC Properties in Brazos County & Affordable Housing Disposition Program

TDHCA MONITORED LIHTC, AHDP & HOME PROJECTS IN B/CS					
Property	Program	Total Units	Program Units	Vacant Units	Occupancy Rate
BRYAN					
Avalon(FKA Landing-Bryan)	95 AHDP	145	109	14	90%
Emerald Park Apartments (part of Master LURA)	93 LIHTC, '95 AHDP	64	48	25	61%
Forest Park Apartments	03 LIHTC	140	119	6	96%
Oak Creek Condominiums	95 AHDP	40	40	3	93%
Saddlewood Club	94 LIHTC	232	232	19	92%
Sterling Park Square	94 HOME	14	14	1	93%
BRYAN TOTAL		635	562	68	89%
COLLEGE STATION					
Cedar Creek Condos	95 AHDP	67	50	0	100%
Haven	00 LIHTC	24	24	1	96%
Heritage at Dartmouth	98 HOME, '98 LIHTC	96	72	5	95%

Southgate Village Apartments	01 LIHTC	200	199	19	91%
Terrace Pines	04 LIHTC	100	80	2	98%
Treehouse Apartments (part of Master LURA)	95 LIHTC	156	117	21	87%
Villas of Rock Prairie	94 LIHTC	132	92	0	100%
Windsor Pointe Town Homes	94 LIHTC	192	192	35	82%
Santour Court	06 LIHTC	16	13	0	100%
COLLEGE STATION TOTAL		983	839	83	92%
COMBINED TOTAL		1618	1401	151	91%

Twin City Mission received \$50,000.00 (2008-09) from the City of College Station for security deposits, with a remaining balance of \$36,265.00. They provided 61 new security deposits at 5 LIHTC properties in College Station in program year 2008-09. Twin City Mission also provides assistance to homeless individuals who have been involuntarily displaced such as through eviction or loss of a residence due to being institutionalized.

In Bryan, private sector developers have permitted 122 new multi-family units for FY 2008: Royal Oaks Gardens is a 24-unit apartment development, 4504 College Main is a three-building four-plex and three-building duplex development totaling 18 units, and The Artisan, which is an 84-unit assisted living multifamily development. For FY2008, College Station has issued 3 permits to construct 203 multi-family units. The census bureau reports that there are a total of 22,906 apartment units in Bryan and College Station as of 2008. The overall occupancy rate for multifamily housing remains relatively high in the Bryan/College Station market area, but fell from 94.3% in the first quarter to 93%, according to a study by Apartment Realty Advisors as quoted by the Real Estate Center at Texas A&M University. This is attributable to several large, new developments entering the market. Average rental also rose slightly during the same period by .35%, to \$1.026 per square foot per month. None of these newly-permitted developments are proposed to be occupied by low to moderate income households, and they propose to offer market rate rentals only. The established subsidized and LIHTC developments are noted on the chart above.

- ◆ *Expand the supply of decent, safe and affordable housing through the development of new single-family residential property.*

Private For-Profit and Non-Profit Developer Relationships

A private developer, Joe Courtney Homes, is assuming the contract formerly held by Lara Builders and is in the process of constructing six new homes, four of which will be reserved for occupancy by low-moderate income households. Infrastructure design soft

costs were provided under HUD activity 644 for \$7,225. These homes are expected to be completed in the 2009 program year. The City is also working to associate with other private for-profit and non-profit developers including Chandler Homes, Pinones Homes Joe Courtney Homes, Bryan-College Station Habitat for Humanity, and two of the City's three CHDO's to increase the availability of affordable homeowner housing.

Brazos Valley Council of Governments (BVCOG, Brazos Valley Affordable Housing Development Corporation (BVAHDC) and Area on Aging

This agency receives and administers funds as a regional government for the seven county areas around Brazos County. The BVCOG created a mortgage lending multi-bank CDFI (BVACHC Inc.) and are offering mortgage loans with a 7% interest rate to low income households. The BVACHC made 6 down payment assistance loans in the amount of \$7,500 each, constructed 4 homes at approximately \$90,000 each (CHDO funds). The Area on Aging program aided 10 seniors with minor home repairs, with all homes being outside Brazos County.

Habitat for Humanity

Habitat provides educational and volunteer opportunities that assist low to moderate-income families to become economically and socially self-sufficient. The organization promotes volunteerism and also partners with local nonprofit service providers to improve housing stock. The organization provides, through volunteer labor, staff management, and donations, interest free, 20-30 year mortgages. Last fiscal year (July 1, 2008-June 30, 2009) Habitat built and sold 12 affordable homes for low-income families. From October 1, 2008-September 30, 2009, Habitat closed on 13 homes. In total, volunteers contributed 25,000 hours of volunteer labor. Habitat received a HUD Habitat for Humanity International Self Help Opportunity program grant (\$345,000 for infrastructure/75% grant and 25% loan). Five families were eligible to receive funds through TDHCA, providing \$35,000 in the form of a 0% interest loan for the life of the mortgage. They currently have 173 mortgages and have impacted the lives of over 760 residents in the Bryan/College Station community. An additional 22 families are taking homeownership workshop classes and earning sweat equity hours to become homeowners in the next program year.

Acquisition: No lots were acquired by the City with **HOME** funds during this program year.

Private Developer Technical Assistance: Other technical assistance was provided to at least eight private developers. Information was provided on Community Development Services housing programs and qualification criteria for clients.

◆ ***Expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property.***

Rehabilitation was completed on 36 (HUD activity 654, 697, 704, 705 and 706) CDBG private, owner occupied, and residential structures during this reporting period. In all, \$363,403.33 CDBG funds (including \$2,510.40 in program income) was used for major rehabilitation or reconstruction, minor assistance, construction cost, program delivery and payables (\$21,308.98 included in total) for the 2008 program year, for completed

projects to decrease the substandard housing in the City. One major rehabilitation which was completed during the program year generated a loan, HUD activity 705 (See XII, pg. 148). An additional \$13,998.30 in CDBG funds was used for major housing projects HUD activity 734 (rehabilitation) and 735 and 729 (reconstructions -partially funded by HOME also) that were not completed during the program year. HOME funds utilized \$20,403.87 used for HUD activities 729 and 738 (Habitat project) that are also not complete. All 36 recipients for completed projects were low and moderate income homeowners (100%), with 10 households (0-30% income), 11 households (31-50%), 6 households (51-60%) and 9 households (61-80%). Owner occupied homes were examined and evaluated to determine health and safety issues for residency while the rehabilitation was being completed. Residents were given guidelines to provide coverage of possessions to eliminate dust, and any possible damage to personal property. All utilities were maintained in a safe, structured environment to keep residents in a comfortable living area, yet retain the ability to perform the rehabilitation. According to City guidelines, and in all but the substantial rehabilitations, the homeowner remained in the home, with staff arranging for rehabilitation to be done in stages. Residents who do not remain in their home during rehabilitation do so because of personal preference. Staff continues to review and revise existing housing programs to better meet client needs and extend appropriate assistance to more residents whenever possible.

Brazos Valley Council of Governments (BVCOG) and Brazos Valley Affordable Housing Corporation (BVAHC)

The BVCOG receives and administers funds as a regional government for the seven county areas around Brazos County. Most of BVCOG's housing funds are distributed outside of the Bryan-College Station city limits through a separate non-profit, the Brazos Valley Affordable Housing Corporation. The BVAHC have formed a consortium of Governments for accessing Federal HOME funds, which were made available after October 2002, after the completion of a Consolidated Plan for the seven counties, excluding Bryan and College Station. Funding has been approved for owner occupied home repair for the elderly and disabled, down payment assistance and the establishment of a loan guarantee account to encourage affordable housing investments from private lenders.

◆ *Expand home ownership opportunities for low and moderate-income persons and leveraging.*

Twenty four families consisting of sixty seven people became homeowners through the Home Buyers Assistance Program (down payment and closing cost assistance) and funds from the Acquisition program. Approximately 275 families benefited from ongoing individual and group Home Buyer counseling programs provided by staff. While many did not go on to become homebuyers, they learned the steps in the process, were able to assess their ability to buy, and to identify obstacles, and access resources available. There was \$216,744.87 in HOME funds expended for down payment assistance, including \$51,856.42 in program income, with an additional \$1,867,000.00 combined homeowner and private mortgage dollars expended & leveraged for these homes.

♦ ***Provide housing and supportive services for special needs populations.***

Technical support is provided to area's non-profits and private sector that provide services to special needs populations, such as Crestview Retirement Home (a Section 202 facility), Elder-Aid and LULAC Oakhill (a Section 202 facility). There are 11 retirement (non-profit and for-profit) and assisted living homes with supportive services in the Bryan and College Station area, with 916 units and an average census of 92%. Technical support is provided to MHMR through local collaborations of non-profit to review grant applications to seek resources for funding supportive services for mentally ill.

E. The Homeless Plan AB to update all homeless narrative

The City participates in the Brazos Valley Coalition for the Homeless (BVCH) and has been an integral part of the Continuum of Care Process. The CoC was developed through a planned process in conjunction with the BVCH and based upon historical data, surveys, and the knowledge of the many different providers' staff. The City, as part of the BVCH worked closely with coalition members to conduct a point in time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. This "Shelter & Housing Inventory Point-In-Time" count was conducted on January 21, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories. Further, homeless subpopulations were tallied for "sheltered" persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person's "usual geographic location".

Unmet housing needs were agreed upon by the BVCH after members were polled regarding the data obtained from the count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, "Estimating the Need", (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

BVCH homeless counts have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process. The BVCH continues to implement many of the strategies recommended by HUD, as well as other experts in the field of homelessness, in regards to planning and implementing a comprehensive count. In addition, newly identified locations will continue to be visited and an aggressive outreach effort will coincide with efforts to carry out future counts as required by HUD.

The BVCH continues to meet and partner with local agencies to assist in better coordination of homeless services, including transitional housing, emergency housing, permanent housing, and supportive services.

At the August 2009 Coalition meeting members reviewed and updated the 2008 continuum of care 10 year plan, objectives and action plan. Priority housing homeless issues are as follows: 1) permanent supportive housing, 2) permanent affordable housing and 3) transitional shelter and supportive services. The BVCH meets quarterly instead of monthly to allow for more focused meetings. Committee meetings are held every other month or on an as needed basis. A continued emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness.

The Coalition continues to concentrate efforts on bringing in new community resources from all eight counties. Other efforts focused on Committee organizing such as establishing contact with other Coalitions to utilize and share resources, Committee meetings, a Continuum of Care workshop, finalizing the discharge planning and working on the Continuum of Care plan, including both homeless and chronic homeless goals. The Coalition provided additional focus on outreach by developing a newsletter to reach other counties who may not be able to attend meetings. The first edition was published in September 2009, after the August Coalition meeting. The Coalition also developed a website and is utilizing an updated power point presentation to educate the public. The City, in collaboration with the BVHC and other area providers, addresses the issues as identified in the 5 Year Consolidated Plan and annual Action Plans by the following priorities.

Homeless Plan Priorities (in italics), followed by accomplishments:

◆ ***Help low-income families avoid becoming homeless.***

The Support of Twin City Mission's the Bridge program; the services include providing emergency shelter and supportive services to assist individuals who have been homeless in becoming productive citizens of the community.

Support of Twin City Mission's the Bridge Shelter with CDBG funds, \$11,131.00 (HUD activity 688); which provides emergency shelter and supportive services to the homeless. This self sufficiency program served 526 unduplicated clients. Twin City Mission received three Supportive Housing Programs (SHP) HUD Grants \$122,726.00 from 2006-2008 with a remaining balance of \$18,957.08, for case managers and client assistance; and \$322,576.00, from 2006-2008 for transition housing with a remaining balance of \$119,824.65. They received a two year award of \$64,430.00 for 2006-08 for HMIS with a remaining balance of \$3,046.64, as well as in 2008 a Tenant Based Rental Assistance Project in the amount of \$50,000.00 from the City of College Station with a remaining balance of \$36,965.00. Other continuum of care renewal grants received are: TX24B701002, Case Mgt HUD 4 for 2008-2009 (May-April) Grant \$61,363.00 with remaining balance \$4,016.60; TX24B701003, HMIS 2008-2009 (June-May) Grant \$32,332.00 with a remaining balance of \$5,595.60 TX24B701001 Transitions HUD 5, 2008-2009 (Oct-Sept) Grant \$161,288.00 with a remaining balance of \$26,305.26; TX0211B6EO10801 HUD Supportive Housing Program HUD 4, May 2009-June 2010 Grant \$61,363.00 with a remaining balance of \$37,530.62; TX0210B6EO10801 HUD Supportive Housing Program HMIS, June 2009-May 2010 \$32,332.00 Grant with a remaining balance of \$ 16,201.20; TX24B701001 HUD Supportive Housing Program (SHP) HUD 5 \$117,564.00 (leasing) and \$43,724.00 (supportive services) with remaining balance of \$26,305.26; new TX0212B6EO1801 HUD Supportive Housing Program (SHP) HUD 5 \$122,267.00 (leasing) and \$43,724.00 (Supportive Services) none spent to date.

◆ ***Reach out to homeless persons and assess their individual needs.***

Referenced above are funds available to Twin City Mission and services provided in "Help low income families avoid becoming homeless" section.

Community Development Services staff worked with a collaboration of agencies through the Children's Partnership Board and Unity Partners (Project Unity) to establish referral systems for homeless families to assist in more multi-level case management.

Community Development Services staff worked with a collaboration of local non-profits, through the Brazos Valley Coalition of the Homeless, to continue to assess supportive services and housing for potentially homeless and homeless individuals.

◆ ***Address emergency shelter and transitional housing needs of homeless persons.***

Twin City Mission's The Bridge program (funded partially through College Station for \$16,169.00 and Bryan for \$11,131.00) provided services to 526 clients during the contract year and was funded by College Station. This program provides an emergency shelter for homeless men, women, and families and supportive services. These services include transportation, nutritious meals, daily needs (clothing, toiletries) and case management. Expanded services will include additional case management and educational training classes.

Twin City Mission received an Emergency Shelter Grant through the Texas Department of Housing and Community Affairs. These funds were used for The Bridge Homeless Shelter and Phoebe's Home Domestic Violence Shelter and provided case management, food and utilities.

Twin City Mission's the Bridge program is an emergency shelter that houses approximately 116 single adults and families (56 men's units, 26 women's units, 14 family units and 20 permanent beds), with many meeting the definition of Chronically Homeless Persons as defined by HUD. In addition to basic necessities such as food and clothing, The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge will refer potential applicants to Transitions, their internal rental voucher program.

Twin City Mission's Domestic Violence Services provides comprehensive services for victims of domestic violence. Eligible participants may receive counseling, case management and supportive services and career/vocational assistance. A 24-hour shelter, with 45 year round beds (18 family beds and 27 individual beds) and hotline services are also available to participants.

Twin City Mission's Youth & Family Services provides program referrals to Twin City Mission's other programs through its STAR (Services to At-Risk Youth) program. The STAR program provides free counseling, summer camp and universal child abuse

prevention services to at-risk youth, up to ages 17, and their families. These services often assist a family in developing stability and in improving coping skills and decreasing conflict. STAR has a 24-hour hotline for handling crisis situations. Twin City Mission Donation & Resale Services provides donated clothing and furniture to Transitions project participants as they move into housing units.

Twin City Mission's application for Emergency Shelter Grant funds was awarded for \$80,000 for the 2008 program year. They received an additional \$50,000 in 2008-09 for security deposits from the City of College Station, with a current remaining balance of \$36,265.00. They provided 61 new security deposits at 5 LIHTC properties in College Station in 2008-09. In addition the City, through the Brazos Valley Coalition for the Homeless, provided technical assistance to TCM, who is applying for HUD's 2009-2010 Continuum of Care Grant for \$265,363.00 in renewals TX01B508001 for the Transitions and supportive services for \$166,984, Supportive Housing – Case Management TX01B508002 for \$64,431.00 and HMIS \$33,948, TX01B508003. Two new continuum of care projects have been applied for also, \$100,000 (\$50,000 2 years) Embrace Brazos Valley for permanent supportive housing and Twin City Mission permanent supportive housing for \$232,591.00.

Mental Health and Mental Retardation (MHMR) previously offered 16 beds of emergency shelter for persons exhibiting acute symptoms of mental illness (but do not require hospitalization). Since undergoing a loss of funds, MHMR no longer offers emergency shelter services. Individuals needing these services will be referred to the state psychiatric hospital, private psychiatric facilities, and the Texas A&M psychology clinic. MHMR does operate one residential facility for adults with mental retardation, the Family Tree, which has a capacity for 8 persons. During the fiscal year MHMR served approximately 3,395 (Brazos County) clients, offering supportive services including case management, supported employment, intake/diagnosis, day rehabilitation, emergency services, medication clinic, early childhood intervention, assertive community treatment, respite care, jail diversion and a specialized case management program under the auspices of the Texas Council on Offenders with Mental Impairments.

Emmanuel Baptist Church has two shelters to house homeless single women and women with children, including a 4 bedroom house and an 8 bedroom house that is in the process of been repaired. Twin City Mission's the Bridge program is an emergency shelter that houses approximately 96 single adults and families, with many meeting the definition of chronically homeless persons as defined by HUD. In addition to basic necessities such as food and clothing, The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge will refer potential applicants to Transitions, their internal rental voucher program.

Twin City Mission's Phoebe's Home provides comprehensive services for victims of domestic violence. Eligible participants may receive counseling, case management and supportive services and career/vocational assistance. A 24-hour shelter, with 45 year round beds and hotline services are also available to participants. They sheltered

approximately 189 women and 244 children and counseled another 396 adults and children (non-residential).

Twin City Mission, STAR (Services to At-Risk Youth) provides possible program clients to Twin City Mission's other programs. The STAR program provides counseling, summer camp and case management services to at-risk youth, up to ages 17, and their families. These services often assist a family in developing stability and in improving coping skills and decreasing conflict. They served 930 unduplicated clients during the program year.

Genesis Corner, a new emergency shelter for children opened at the end of the program year and will be able to serve a maximum of 15 children at a time. They served 101 unduplicated children during the program year.

Twin City Mission Support Services provides donated clothing and furniture to Transitions project participants as they move into housing units. Twin City Mission also issued 61 security deposits to 5 LIHTC units during program year 2007 and provided case management to 526 individuals. They provided donated clothing and furniture to housing services clients (approximately 486,000 pounds of materials were recycled and 25,598 volunteer hours).

Brazos Valley Council on Alcohol and Substance Abuse (BVCASA) provides supportive services to citizens including outpatient treatment and a residential program for chemically dependent individuals.

◆ ***Help homeless persons make the transition to permanent housing and independent living.***

The City, through the Brazos Valley Homeless Coalition, worked with homeless providers, citizens and support agencies to develop a continuum of care plan. The plan has proven a significant tool in coordinating funding efforts and meeting needs locally. The Mental Health Mental Rehabilitation Center maintained an average of 96 clients per month and provided case management services and skills training directly related to housing issues.

In addition, several area agencies provide various levels of emergency shelter. These agencies including Twin City Mission, operates four emergency shelter facilities in one location: the Men's Unit, the Women's Unit, and the Family Unit and Phoebe's Home (at an undisclosed location). These residents are in need of emergency or transitional shelter assistance. The Mission's goal is to concentrate efforts into assisting the homeless to gain the job skills and support services necessary to be self-sufficient and productive members of the community. All services are provided at no cost to clients. The Mission also operates 20 units that are permanent housing for individuals who consider Twin City Mission their home.

Twin City Mission's the Bridge program is an emergency shelter that houses approximately 96 single adults and families, with many meeting the definition of

Chronically Homeless Persons as defined by HUD and 20 beds for permanent housing. In addition to basic necessities such as food and clothing, The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referrals to medical services and other supportive services. The Bridge will refer potential applicants to Transitions, their internal rental voucher program. Other Twin City Mission programs are described under.

♦ ***Address emergency shelter and transitional housing needs of homeless persons.***

Additional programs for transitional housing by public service agencies include Trinity Living Center, which provided 28 (BVCASA) beds to released male inmates returning to the Brazos Valley. The program also provides substance abuse counseling to residents. This program will be expanded in the next year to include up to 36 beds for men and up to 120 beds for women. Mosaic Homes provides long term residential living for 6 females with developmental disabilities.

Twin City Mission partnered with a local for-profit developer through a LIHTC for the HAVEN, a 24-unit transitional housing for the homeless. There are 20 one-bedroom units and 4 two-bedroom units. Currently there are 22 households which consist of 27 adults and 6 children.

F. The Special Needs Plan

Special Needs Plan Priorities (in italics), followed by accomplishments:

♦ ***Assist the elderly with their supportive housing and service needs.***

CDBG funds were used to provide Elder-Aid, a local non-profit agency, with materials to do home improvements for Bryan elderly. Elder-Aid completed 1 home improvement project. Elder-aid also provides housing to elderly through their CHDO projects.

The private sector has several elderly apartments and assisted living complexes. These include: Millican House (30 units), St. Joseph Manor (84 units), the Villas of Rock Prairie (128 units), Carriage Inn (85 units), the Walden Brook Estates (180 units) and Bluebonnet House (39 units), Terrace Pines (100) and Park Place Assisted Living (16). These homes provide an array of services including meals, transportation, activities, and limited assistance. In addition, Crestview Apartments, a Section 202 complex also provides 207 units for the elderly located in Bryan; additionally Lulac Retirement Apartments, another Section 202 provides 50 units for the elderly, which is located in College Station. Totally there are 935 units available for the elderly with 92% occupancy. One new facility, (elderly only) is under construction.

♦ ***Assist persons with disabilities with their supportive housing and***

service needs.

Crestview Apartments, a Section 202 as well as Elder-Aid addresses this need. The City provided technical support to MHMR to seek funds through additional resources.

Also referenced under "Help Homeless People Make the Transition..." there are six community supported public service organizations which are providing housing and/or counseling services to individuals with physical and/or mental disabilities including Twin City Mission, Trinity Living Center, Junction 505, Mosaic Homes, the Haven, and Heritage House.

◆ *Assist persons with alcohol and other drug addictions with their service needs.*

The Trinity Living Center, formerly located at the Twin City Mission location in down town Bryan, will be relocating to the Brazos Valley Council on Alcohol and Drug Abuse (BVCASA) center. This area non profit, provides substance abuse counseling to their limited clientele (released male inmates to the Brazos County) while providing transitional living shelter. This Center originally had a 28-bed capacity and will increase the men's program from 28 up to 36.

Brazos Valley Council on Alcohol and Drug Abuse (BVCASA) provides services to citizens throughout the Brazos Valley Region which is comprised of Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington Counties. Treatment services include intensive treatment to adults and youth as outpatients. Approximately 94 female clients were provided housing at BVCASA in transitional housing in the Women's Therapeutic Treatment Center (W TTC) and 28 male clients are in transitional housing at Trinity Living Center housed in Twin City Mission facilities. Both programs will be located at the BVCASA location and will increase their bed capacity from 28 up to 36(men's program) and from 90 up to 120 (women's program). Both the males and female clients are residents for three months. Annually approximately 525 clients receive treatment services. The Prevention Department provides educational programs to both youth and adults or refers them for treatment or other services. Throughout the Brazos Valley Region approximately 112,000 youth and adults receive services annually from the Prevention Department. Funding through the Texas Department of State Health Services (DSHS) is approximately \$1.6 million and the Texas Department of Criminal Justice (TDCJ) provides approximately \$2.0 million.

◆ *Assist persons with HIV/AIDS, and their families, with their supportive housing and service needs.*

Project Unity, who provides a multitude of community services including HIV/Aids received a total of \$2,354,925 from state and local sources including approximately \$605,686 grant awarded by Texas Department of Family and Protective Services; \$400,252 contracted from Brazos Valley Council of Governments AIDS services (which includes \$241,165 from Ryan White Funds, \$77,524 from HOPWA (Housing Opportunities from Persons with AIDS), \$1,167,847 from Brazos Valley Community

Action Agency; \$31,302 from Office of the Attorney General for Safe Harbour (Access & Visitation Program) and \$20,436.00 Bryan CDBG funds for Safe Harbour program; local resources including Citibank, City of College Station, Bryan Texas Utilities for \$56,559 and \$93,279 in community donations and other income. Project Unity staff provided 4,256 unduplicated families (10,654 unduplicated clients) services for case management utility assistance, housing assistance, clothing assistance, fee assistance, transportation assistance and vehicle repair assistance to area residents. They also facilitated meetings for 80 partners with more than 250 members.

◆ ***Assist public housing residents with their service needs.***

The City reviews the Bryan Housing Authority's 5-Year and Annual Plan for consistency with the City's 5-Year Consolidated Plan. The Housing Authority served 348 individuals during the fiscal year through their housing and supportive programs. The City reviewed and approved the Bryan Housing Authority's 2009 Capital Fund Program (2009 Annual Plan and 5-Year Plan for fiscal years 2009-2013) for compliance with the City's 5-Year Consolidated Plan. The 2009 grant is for \$488,681 with \$22,500 for management improvements, \$73,302 for administration, \$12,820 for fees and costs and \$331,212 for dwellings. Bryan will also continue to work with the BHA to coordinate grant applications, to provide training, home counseling, and employment opportunities, and to assist the BHA Resident Council as appropriate. Bryan staff met with the BHA on July 7, 2009 to consult on ways both entities could collaborate and to identify needs specific to their population. The BHA has a current occupancy rate of approximately 80%.

Community Development Services staff provided residents an opportunity to participate in a Homebuyer's Counseling Workshops. These workshops, in collaboration with the Texas Cooperative Extension Service at Texas A&M University System offered a free 8 hour training course once a month to prepare for buying a home.

G. The Non-housing Community Development Plan

Non-housing Community Development Plan Priorities (in Italics), followed by accomplishments:

◆ ***Expand, improve and/or add public facilities when and where needed for very low, low and moderate-income persons.***

Bryan College Station Community Health Center (HUD activity 694), a collaborative effort between Bryan, College Station, and the private sector has been in full operation since January 2001. Seven different programs are located in the facility, Brazos Valley Community Action Agency's Family Health Clinic; Prenatal Clinic, Texas A&M University's Counseling and Assessment Clinic, TAMU's Genetic Counseling, BVCAA Dental Clinic, BVCAA Pharmacy, and Project Unity. Section 108 repayments were \$9,355.50 (Interest), \$165,000.00 (principal) (HUD activity 694) totaling \$174,355.50 for the Bryan-College Station Community Health Center. The Center served 20,017 unduplicated clients. This Project addresses Priority 1 of the Non-Housing

Community Development Plan of Bryan's Consolidated Plan.

◆ ***Expand, improve and/or add public services when and where needed for very low, low and moderate-income persons.***

A total of \$136,262.38 was expended to provide expanded and or improved public services through the following activities:

Program year 2008 funded public service programs:

Bryan Parks and Recreation Neal Recreation Program (HUD activity 689) received \$3,819.83 drawn on IDIS for salaries of sports referees, program supplies and swimming program supplies. The recreation program served 215 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of the activity's total program cost. Objective category and outcome category: Suitable living environment/availability/accessibility.

Bryan Parks and Recreation, Summer Camp (HUD activity 693) received \$40,000 drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in five Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 726 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of the activity's total program cost. Objective category and outcome category: suitable living environment/availability/accessibility.

Twin City Mission, the Bridge program, (HUD activity 688) received \$11,131.00 (also received \$26,883.00 from College Station, Texas), which provided for eligible operating expenses for the salary and benefits of the Case Manager and for client assistance for 526 unduplicated clients. The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge refers potential applicants to Transitions, their internal rental voucher program. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program. Objective category and outcome category: suitable living environment/availability/accessibility.

Brazos Maternal and Child Health Clinic, Inc. (The Prenatal Clinic) (HUD activity 687) received \$25,000.00, which provided for eligible operation expensed of the program including obstetrical ultrasounds and prenatal vitamins. The Clinic provides prenatal care and education to medically indigent, low income women and to promote positive pregnancy outcomes. The agency served 1021 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

Scotty's House Brazos Valley Child Advocacy Center, Counseling Program, (HUD activity 686), received \$23,223.00 for the part time salary only of a counselor. The agency offers prevention, intervention, investigation, prosecution and treatment for abused children. The program provides counseling services to the victim and non-offending family members to help restore the health and integrity of both including the ability to function in the home, school and community. Expansion of the program includes adding a component of intern counseling, under the supervision of the Counselor. The program served 123 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of this activity's funding for the requested program.

Sexual Assault Resource Center (SARC), Individual Counseling & Accompaniment-Direct Aid Program, (HUD activity 685), received \$14,400.00 for eligible operating expenses, including Assistantships from Texas A&M University Psychology Department (contracted services) for direct aid counseling services, for a crisis center that provides counseling, legal and medical information and preventive education classes on sexual abuse for citizens of the community. The program served 117 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 39% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program, (HUD activity 684), received \$20,436.00 for eligible operating expenses for the Safe Harbour program including personnel, security, rent and cell phones. This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program served 318 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

◆ ***Expand economic opportunities for very low, low and moderate-income persons.***

The City dissolved its revolving loan fund program on May 9, 2005. Program income from past revolving loans became program income from that point forward and was used in accordance to program income guidelines. The City provides economic development technical assistance to for-profit entities who are interested in starting a new business or revitalizing an existing business. Oversight is also provided to the LaSalle Hotel Redevelopment and other economic development projects in downtown. Interest paid on the La Salle hotel Section 108 loan was \$79,740.75 (HUD activity 692).

The Brazos Valley Council of Governments provided the area approximately \$150,000 in Economic Development Assistance for gap financing for their revolving loan program for business start up or expansions.

Administrative funds drawn were \$184,254.60 (HUD activity 690) which was spent on CDBG program administration and planning; providing for the general management, oversight and coordination of the above described activities.

Additionally, \$28,737.93 (IDIS drawn \$8,940.49, (HUD activity 655) and \$19,797.44 (HUD activity 691), for one full time Code Enforcement Officer salary and benefits (Neighborhood Preservation Coordinator), to enforce city codes in target areas and to act as a liaison between the City and neighborhood citizens to enhance community appearances and provide educational programs. Prior year's payable (HUD activity 655) was \$3,515.36.

H. Changes in Program Objectives

No changes in priority needs or objectives were made during the reporting period.

I. Geographic Distribution

CDBG and HOME funds are distributed throughout the community based upon need. Because low income, elderly, disabled and special needs homeowners and renters reside throughout the city, housing assistance is available citywide. Homeless persons and potentially homeless also reside throughout the City making the need for shelter and housing a citywide activity. Services provided for the homeless population are located to provide maximum accessibility. Public facilities and infrastructure are provided in areas of the City where at least 51% of the population meets low and moderate-income guidelines or the clients are at least 51% low to moderate income eligible. Information on project locations is provided in the summary for each activity and also in a map format at the end of this report.

J. Actions to Address Other Priority Needs

The City of Bryan also took the following actions (K.) to help alleviate obstacles, identified as part of the 2005-09 Consolidated Plan process, to meeting the City's identified needs.

K. Meeting Under-Served Needs

The primary obstacle to meeting under served needs remains lack of funding. The City worked with local non-profits to research funding opportunities and to prepare funding applications. Examples of this cooperation include the City of Bryan review of Twin City Mission's application for Emergency Shelter Grant funds on an annual basis. They also received funds from Tenant Based Rental Assistance, with renewal continuum of care grants from HUD. A total of 71 households have been assisted by these restricted funds with tenant-based rental assistance, security deposits and case management programs. They provided 61 new security deposits at 5 LIHTC properties in College Station in 2008-09, with HOME funds from the City of College Station, with a remaining balance of \$36,965.00 from a contracted

amount of \$50,000. In addition the City, through the Brazos Valley Coalition for the Homeless, provided technical assistance to Twin City Mission, who applied for HUD's 2009-2010 Continuum of Care Grant for \$265,363.00 renewals TX01B508001 for the Transitions and supportive services for \$166,984. Supportive Housing –Case Management TX01B508002 for \$64,432.00 and HMIS \$33,948.00. TX01B508003. Two new continuum of care projects have been applied for also, \$100,000 (\$50,000 per year for a two year project) Embrace Brazos Valley for permanent supportive housing and Twin City Mission permanent supportive housing for \$232,591.00. All continuums of care current grants were reported under Homeless Plan Priorities, page 9.

The 2-1-1 Texas/United Way program is available to the general population of the Brazos Valley Region (265,000) with funds provided by the State of Texas Health & Human Services Commission of \$338,048 and \$15,000 from United Way of the Brazos Valley. 2-1-1 has three main goals: 1) provide information and referrals on local, state and national resources for health and human service needs; 2) provide local and state response information in times of emergency/disaster; 3) serve as the information link for Governor Perry's State of Texas Homeland Security Plan. United Way's Health and Safety Community Solutions Team received an \$81,080 grant from the Department of Human Services FEMA Division to provide 1,000 free smoke alarms to residents in Bryan and College Station. This program is a partnership with the Cities of Bryan and College Station's fire departments and the project was completed in 2009 calendar year. United Way's Families Matter Community Solutions Team provided a Volunteer Income Tax Assistance (VITA) site in partnership with Brazos Valley Workforce Solutions, Citibank, Macy's Foundation and Texas Agri-life. Funding was provided by Citibank (\$7,500), Macy's Foundation (\$3,000) and United Way (\$3,000). The Kids Matter Community Solutions Team served new initiatives focusing on early learning. The Brazos Valley United Way funded 18 non-profit agencies. Community Development staff provides technical support to the local United Way by serving on several committees such as the Information and Referral, Families Matter Committee, and the City Campaign. In addition, City staff served on several committees for Project Unity, a non-profit agency which provides collaborative support to other non-profits through quarterly meetings to provide better access to services. Project Unity received a total of \$2,354,925 from state and local sources including approximately \$605,686 grant awarded by Texas Department of Family and Protective Services; \$400,252 contracted from Brazos Valley Council of Governments AIDS services (which includes \$241,165 from Ryan White Funds (Texas Department of State Health Services); \$81,563 from State Services (TDSHS); \$77,524 from HOPWA (Housing Opportunities from Persons with AIDS), \$1,167,847 from Brazos Valley Community Action Agency; \$31,302 from Office of the Attorney General for Safe Harbour (Access and Visitation Program); local resources including Citibank, City of College Station, Bryan Texas Utilities for \$56,559 and; in addition, \$93,279 in community donations and other income. Project Unity staff provided 4,256 unduplicated families (10,654 unduplicated clients) services for case management utility assistance, housing assistance, clothing assistance, fee assistance, transportation assistance and vehicle repair assistance to area residents. They also facilitated meetings for 80 partners with more than 250 members. Through property donation to Habitat for Humanity, materials to Elder Aid and the use of City crews and volunteers, the City has been able to provide housing to low-income families at reduced costs.

L. Foster and Maintain Affordable Housing

The City maintains a strong commitment to preserving and maintaining the existing stock of affordable housing. HOME funds specifically target housing activities for low-income persons and families. During the planning process of the 2005-09 5-Year Consolidated Plan, the Community Development Advisory

Committee continued to explore the issue of affordable housing and presented housing priorities to the Bryan City Council. As a result of their interaction with professionals in the housing industry, the public, Community Development Services staff and housing providers, the following priorities were identified: home ownership, special needs housing and well maintained and aesthetically pleasing home sites.

2008 CDBG and HOME funds were used to address these needs and those identified in the 2005-09 5-Year Consolidated Plan through the following activities:

- ◆ **Housing Infrastructure/Re-development Assistance** - technical assistance to private developers seeking to build single-family residential units.
- ◆ **Home Owner Housing Assistance** - Rehabilitation or reconstruction of substandard, low-income owner occupied homes.
- ◆ **Down Payment Assistance** - Closing cost; down payment and technical assistance for homebuyers.
- ◆ **New Housing Construction Assistance** - Assistance to developers of affordable housing including Habitat projects, and CL3 Homes.

A total of \$600,502.07 (includes program income of \$2,510.40 and \$363,403.33 CDBG grant and HOME program income of \$51,856.42 and \$185,292.32, HOME grant) (not including CHDO and administrative) were expended for housing and related activities (includes all rehabilitation, program delivery, interim assistance, down payment assistance, acquisition, and infrastructure activities. This total does not include prior year payables of \$1,020.92 (HUD activity 678 for \$9.74, HUD activity 680 for \$51.33, HUD activity 681 for \$266.62, and HUD activity 682 for \$693.83). The total includes current year expenditures drawn on IDIS, and current report year payables. These funds leveraged an estimated \$1,867,000 from other private funds, fee waivers, and mortgage lending.

The City also continued to develop its relationship with non-profit housing and service providers to improve the quality and quantity of affordable housing stock locally including: Habitat for Humanity - property donations, Brazos Valley Community Action Agency - weatherization and homebuyer counseling programs, Elder Aid - housing repairs, City of College Station-joint effort homebuyer's seminars, Brazos Valley Homeless Coalition-technical assistance for funding, Home Builders Association - contractors and marketing efforts.

M. Actions to Affirmatively Further Fair Housing Choice

An Analysis of Impediments (AI) to Fair Housing was prepared by the City staff, in cooperation with numerous other entities, as part of the 1995-1999 Consolidated Plan, which was updated in March of 1997 to include recommendations made by the Fair Housing Office. Public hearings were held on March, 2007 to inform residents of their rights under Fair Housing laws and to also garner public input concerning the AI and Community Development activities (comments attached). City staff, with the assistance of a Texas A&M University graduate class, did a needs assessment as part of 5 Year Consolidated Plan in the prior program year. Part of the assessment included a survey with Fair Housing questions. These questions included: 1) In your opinion, is housing available to all citizens regardless of

race, gender, ethnicity, religion, marital status, family size and disability status; 2) Have you or member's of your family experience any of the following housing discrimination because of your color, religion, gender, marital status, disability, or sex of household: refusal to sell or rent, setting different conditions for the sale or rental, claims that the property is not for sale or rent, refusal of financing and only selected homes or neighborhoods shown; 3) Have you or a member of your household experienced any of the following problems buying residential property in town, unable to afford rent or payment, no money for deposit, no money for down payment, bad credit, could not get a loan, discrimination? Results indicated were : 1) respondents did not consider discrimination a major factor for housing availability, but family size and disability status did have an impact; 2) minimal impact by respondents for refusal of financing (10%) and only selected homes or neighborhoods show (8%) and claims that property is not for sale or rent (4%); 3) twenty five percent indicated concerns with bad credit, and inability to get a loan when trying to buy or rent property in the City. The City, through its homebuyers program, counsels individual homebuyers in an effort to assist through these issues.

The primary obstacle previously identified in the Analysis of Impediments update to fair housing choice which continued to be a concern in program year 2008-09 is related to the cost of housing in Bryan/College Station. According to data from the Bryan-College Station Association of Realtors Multiple Listing Service, From October 1, 2008 to September 30, 2009, a total of 539 affordable homes (under 203b 95% insurability limit of \$200,160) were sold in Bryan, with 57 of those newly constructed.

Affordable homes were 87.64% of the total homes sold in Bryan (615). Bryan home sales were 34.69% of the overall number of home sales within the Bryan/College Station city limits (1,773). Affordable Bryan homes were 37.85% of the overall number of affordable homes sold within B/CS (1,424). The average sold price in the Bryan/College Station market area was \$164,790, and the median sold price was \$149,733. In Bryan, the average sold price was \$136,120, and the median sold price was \$122,700.

According to the U.S. Census 2008 American Community Survey, the average household income in Bryan was \$50,160 per year, and the median household income was \$35,277. The average household income of \$50,160 would support a conventional home purchase with 20% down at the current local average interest rate of 5.01% in the amount of \$190,050, net of property taxes, including homestead exemption, and assuming a 33% front end ratio and acceptable debt load. Therefore, the average household income could well afford the average home in Bryan with a conventional, 20% down purchase. For an FHA purchase, the average household income would support a purchase of \$143,400 given the same parameters and a 29% FHA front end ratio, still able to afford the average home sold. The median household given the above parameters could support a conventional purchase of \$134,300 with a 20% down payment, near the average home price. The median household income would support an FHA purchase of \$101,400, well short of the median priced home.

Even with the majority of housing sold under the 95% FHA 203(b) limit, the current economy and housing costs place home ownership outside the realm of affordability for many low and moderate-income households which cannot afford a conventional purchase. To address this obstacle the City engaged in the following activities:

- Continued with the established down payment program, which targets low and moderate income families (HOME funded). The program provides down payment and closing cost assistance to help first time homebuyer's purchase decent and safe housing that is affordable. Both programs are available city wide to provide participants maximum housing selections.

- City staff continues to provide hundreds of potential homebuyers with counseling to help them assess the merits of and their readiness to become homebuyers. Training was provided throughout the year in both English and Spanish. Staff participated in several housing fairs locally. Staff has continued its relationship with Consumer Credit Counseling Services to provide credit counseling to potential homebuyers needing to work through credit problems. Six four-week workshops were conducted with Texas A&M University System Extension Service and the City of College Station to provide in-depth counseling for potential homebuyers.
- The City also supports the continuation of down payment assistance programs through a local non-profit, the Brazos Valley Affordable Housing Corporation.
- Staff also continued in the development of relationships with several local lenders that led to "in-house financing" of loans, provided credit to applicants that would not be eligible for financing driven by the secondary market.
- Continued working to identify suitable affordable housing developments to assist with HOME and CDBG funds and to seek out new affordable housing developers. Of the 49 new homes currently listed for sale in on the MLS in Bryan, only 26 are below the 95% FHA 203(b) limit of \$200,160. The lowest priced new home listed is \$99,900. Additional sites are being sought which can be made available to low and moderate income homebuyers in infill neighborhoods close to schools, shopping, parks and public facilities.
- Staff continues to seek out areas where re-development or new construction can be feasibly done to upgrade housing stock and de-centralize low income areas.

A second issue addressed by the Analysis of Impediments to Fair Housing Choice was a need for "special needs" housing. This is housing specifically for mentally and physically handicapped individuals and the homeless. Activities to address these issues included:

- Continued to support MHMR housing programs and supportive services.
- Continue to support the Brazos Valley Coalition for the Homeless (BVCH).

The City has supported development of a continuum of care for the homeless through the BVCH. Twin City Mission also issued 61 security deposits and tenant based rental assistance to 5 LIHTC units. The City provides technical assistance to the Brazos Valley Coalition for the Homeless. The BVCH has conducted annual counts of homeless (sheltered and unsheltered) persons since 2002. BVCH homeless counts and surveys have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process. The most recent "Shelter & Housing Inventory Point-In-Time" count was conducted on January 26, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories.

Further, homeless subpopulations were tallied for “sheltered” persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person’s “usual geographic location”.

Unmet housing needs were agreed upon by the BVCH after members were polled regarding the data obtained from the count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, “Estimating the Need”, (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

- Priority housing homeless issues are as follows: 1) transitional shelter and supportive services, 2) permanent supportive housing, and 3) permanent affordable housing. The BVCH meets quarterly instead of monthly to allow for more focused meetings. Committee meetings are held every other month or on an as needed basis. A continued emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness. Unmet housing needs were agreed upon by the BVCH after a phone survey was conducted polling agencies staff for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, “Estimating the Need”, (www.csh.org), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.
- Local support is provided to Crestview Retirement Community for any technical assistance as needed. This facility is a partial HUD Section 202 for low-income elderly. It provides an independent supportive environment through handicapped accessible apartments and support services for 207 units. Technical support is also given to all providers of elderly housing and/or services as needed.
- Local support is provided to several transitional shelters through Trinity Living Center, Junction 505, MHMR, Twin City Mission, and Emmanuel Baptist Church.

A third impediment was finding housing brokerage services to work with lower income families. Lower commissions, less easily qualified buyers and lack of “affordable units” made low to moderate-income buyers a harder group to finance. To address the issue:

- City staff continues to work with brokers and real estate agents to educate them concerning the City’s and other agencies’ homebuyer programs.
- Homebuyer counseling programs were developed which helped buyers determine if they were prepared to become homebuyers. The Bryan Housing Authority and other housing entities are encouraged to participate in these seminars. Others were referred to appropriate services for assistance.

The last impediment is the availability of affordable rental housing, particularly for large families. New

multi-family units permitted and under construction during the program year are:

Private sector developers have permitted 122 new multi-family units for FY 2008: Royal Oaks Gardens is a 24-unit apartment development, 4504 College Main is a three-building four-plex and three-building duplex development totaling 18 units, and The Artisan, which is an 84-unit assisted living multifamily development. For FY2008, College Station has issued 3 permits to construct 203 multi-family units. The census bureau reports that there are a total of 22,906 apartment units in Bryan and College Station as of 2008. The overall occupancy rate for multifamily housing remains relatively high in the Bryan/College Station market area, but fell from 94.3% in the first quarter to 93%, according to a study by Apartment Realty Advisors as quoted by the Real Estate Center at Texas A&M University. This is attributable to an increase in the supply of new units, as several large, new developments have recently entered the market. Average rental also rose slightly during the same period by .35%, to \$1.026 per square foot per month. None of these newly-permitted developments are proposed to be occupied by low to moderate income households or large families, and are proposed to offer market rate rentals only.

N. Remove Barriers to Affordable Housing

The AI indicated no significant institutional barriers to affordable housing in Bryan. Pre-development, building permit and inspection expenses are minimal in terms of housing construction and renovation costs. The City continues to apply flexibility in zoning and building requirements when appropriate to allow for infill housing development and to support it through fee waivers and technical assistance to developers of affordable housing.

The City staff has continued to work with the different Development Services Departments, including planning, engineering, and building inspections, to assess the obstacles to infill development and develop remedies. Some of the identified obstacles included: knowledge of city processes and requirements, absentee landlords, aged infrastructure, lack of development financing, environmental issues with properties, appearance, availability of transportation and services, construction costs, ability to identify buildable lots and inability to identify qualified homebuyers. The City has a site review committee, which has simplified and streamlined the City process for construction requirements. These departments also identify whenever possible, incentives that can be provided to developers to enhance availability of affordable housing throughout Bryan.

The City has continued other housing initiatives. City staff developed a new program through an interlocal agreement with the City of Bryan, Brazos County, and the Bryan Independent School District known as Build Unified In-fill Development (BUILD), to identify suitable tax-foreclosed lots for potential housing development. One lot, 1009 E Martin Luther King, was conveyed to a developer during this period. In addition, the City continues its Home Mortgage Assistance program city wide, offering down payment and closing cost assistance to individuals in the 80-125% of median income range although because of the nature of this program, funding is intermittent.

O. Institutional Structure

The City of Bryan coordinates and administers the affordable housing, supportive housing, and homeless strategies, as well as the non-housing community development strategies through its Community Development Services Department. The Department acts as a liaison with community groups, public

institutions, non-profit organizations and private industry to share information, identify resources and opportunities and coordinate activities as possible. City Staff work with numerous local organizations in this coordination: Project Unity (with membership of over 80 community non-profit providers), Brazos Valley United Way, the Homeless Coalition, the Bryan College Station Community Health Center Coalition, Brazos Valley Affordable Housing Corporation, City of Bryan Community Development Advisory Committee, Brazos Valley Small Business Development Center, the Chamber of Commerce, the Brazos Valley Council of Governments, Habitat, the Community Development Loan Committee, and the Joint Relief Funding Review Committee. The City continues to update the list of organizations through the 2005-09 5-Year Consolidated Planning Process and the annual action plans.

P. Evaluate and Reduce Lead Hazards

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down Payment and Closing Cost assistance for pre-1978 properties in the homebuyer program requires LBP counseling as well as testing and remediation. The City maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. The following strategies are ongoing:

- Provide public information and education on lead-based paint.
- Integrate lead hazard evaluation and reduction activities into all housing activities.
- Provide training and certification opportunities for Community Development staff to manage lead-based paint impacted projects.

According to the most recent data (2008) received from Texas Department of State Health Services, twenty-one (21) children (under the age of fifteen) in Brazos County had reported elevated blood lead levels (elevated results are lead levels greater than or equal to 10 micrograms per deciliter). The report for Bryan showed 18 children reported with elevated blood lead levels (elevated results are lead levels greater than or equal to 10 micrograms per deciliter). The TDH sorts by zip code with those zip codes being identified as 77801, 77802, 77803, 77805, 77806, 77807, and 77808.

Zip Codes	Children Tested	Children Elevated
77801	272	5
77802	128	<5
77803	634	11
77805	13	0
77806	12	0
77807	104	0
77808	52	<5
Total	1215	18

Q. Reduce Number of Poverty Level Families

As part of the 2005-09 5-Year Consolidated Plan the City adopted an antipoverty strategy. That strategy has the following components:

- Expand the inventory of safe, decent, affordable shelters available to low-income residents.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Create employment opportunities that allow low-income residents to become economically self-sufficient members of the community. Provide assistance to businesses creating jobs targeting low-income persons. There is emphasis placed on living wage jobs.
- Promote and fund activities allowing children to develop their maximum potential and break the poverty cycle.

This past year, Bryan disbursed CDBG funds for the following activities, in addition to the housing activities described above, to address these goals:

- **Bryan Parks and Recreation Neal Recreation Program (HUD activity 689)** received \$3,819.83 drawn on IDIS for salaries of sports referees, program supplies and swimming program supplies. The recreation program served 215 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of the activity's total program cost. Objective category and outcome category: Suitable living environment/availability/accessibility.

Bryan Parks and Recreation, Summer Camp (HUD activity 693) received \$40,000 drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in five Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 726 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of the activity's total program cost. Objective category and outcome category: suitable living environment/availability/accessibility.

Twin City Mission, the Bridge program, (HUD activity 688) received \$11,131.00 (also received \$16,169 from College Station, Texas), which provided for eligible operating expenses for the salary and benefits of the Case Manager and for client assistance for unduplicated clients. The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge refers potential applicants to Transitions, their internal rental voucher program. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program. Objective category and outcome category: suitable living environment/availability/accessibility.

- **Bryan College Station Health Care Center, (HUD activity 694)** the City paid

\$174,355.50 (\$9,355.50 interest and \$165,000.00 principal) for Section 108 debt service on the Bryan College Station Health Care Center, a co-location of several non-profit health organizations to provide better access to services. This loan is paid in full.

- **Code enforcement (HUD activities 655 and 691)** included area clean-ups, enforcement of code violations, and public education, for salary/benefits and administrative cost for the Neighborhood Preservation Coordinator including \$3,513.36, prior year's payable, (HUD activity 655) and \$28,737.93 drawn in the current year. There were these violations reported: 153 junk vehicles, 1171 for weeds/grass, 132 parking on property illegally, 25 right-of-way mowing, 125 open storage, and 37 fence requirements identified. There were 1,543 site visits, 1,518 cases filed with 1,727 re-inspections, and 33 citations given.
- **La Salle Debt Repayment (HUD activity 692)** payment for \$79,740.75 interest only was made. The remainder payments were made by the City's general fund (interest \$79,740.75 and principal \$165,000.00) for a total combined payment of \$324,481.50.

R. Enhance Coordination between Public and Private Housing and Social Service Agencies

The Community Development Services Department of the City of Bryan is the lead agency for the 5-Year Consolidated Plan and any subsequent Annual Plans. The staff worked closely with all recipients of funds through the 2008 Consolidated Action Plan to achieve the stated results.

Housing Agencies: City staff worked with the Bryan Housing Authority, Brazos Valley Development Council, City of College Station, Texas Department of Housing and Community Affairs, HUD, the Brazos Valley Community Action Agency, Brazos Valley Mental Health and Mental Retardation (MHMR), Habitat for Humanity, the Brazos Valley Affordable Housing Corporation and other public and private entities to enhance program delivery.

Social Service Coordination: Bryan and College Station, Texas, both entitlement communities, jointly operated the Joint Relief Funding Review Committee whose task it was to review all CDBG public service funding applications for the two cities and provide the respective city councils with recommendations for use of the funds. This activity eliminates duplicated requests and provides a quality review of needs and resources for the larger Bryan-College Station community. Two CDBG application workshops were held and several workshops for CDBG recipient's Board of Directors members during Board meetings throughout the year. Staff worked with Unity Partners, a coalition of area non-profits to reduce duplication of services and provide better coordination of services in the area. Staff served on several committees that have been established to provide information and referral access, education, training and fundraising for area non-profits. Staff also assisted Project Unity and other organizations in grant proposals. Staff, as part of the Information and Referral (I&R) Committee, provided technical support to United Way, including several group meetings, and other pertinent agencies that provide I&R; including many city departments.

Public Housing: The City of Bryan appoints the board for the Bryan Housing Authority (BHA). The City, during the 2009 Consolidated Action Plan Process, met with the staff of the BHA to discuss operating procedures, concerns of residents, and outline ways the City can provide additional technical assistance.

S. Foster Public Housing Improvements and Resident Initiatives

The City reviewed the Bryan Housing Authority's (BHA's) 5-Year and Annual Plan for a certificate of Consistency with the City's 5-Year Consolidated Plan. The City reviewed and approved the Bryan Housing Authority's 2008 Capital Fund Program (2009 Annual Plan and 5-Year Plan for fiscal years 2009-2013) for compliance with the City's 5-Year Consolidated Plan. The 2009 grant is for \$488,681.00 with \$22,500.00 for management improvements, \$73,302.00 for administration, \$12,820.00 for fees and costs, \$48,847.10 operations and \$331,212.00 for dwellings. Bryan will also continue to work with the BHA to coordinate grant applications, to provide training, home counseling, and employment opportunities, and to assist the BHA Resident Council as appropriate. Bryan staff met with the BHA on July 9, 2009 to consult on ways both entities could collaborate and to identify needs specific to their population. The BHA occupancy rate is approximately 80%.

T. Program Monitoring Standards and Procedures

The City of Bryan's Community Development Services Department continuously monitors programs and activities to ensure compliance with city/state/federal regulations and policies. Monitoring focuses on the following areas:

Financial: Community Development staff and the City's accounting department work closely to ensure that funds drawn down are used for authorized activities on approved projects. Activity agreements, expense documentation and approvals must be in-place for funds to be expended. The City ensures a proper system of checks and balances; those requesting payments of funds are not authorized to approve them. The Community Development Services Department is also subject to an annual single audit, conducted by an independent accounting firm. Staff continues to update monitoring forms to ensure the financial compliance and capacity of the funded agencies also.

Environmental: All projects and individual activities are subjected to a review of environmental impacts prior to funding approval. Staff does reviews with the assistance of other City Departments and outside agencies as necessary. Remediation of impacts is implemented where required. Projects or activities unable to meet environmental requirements are abandoned or alternative locations/solutions are sought.

Programmatic: Results and/or impacts are evaluated and measured for all projects. Staff is charged with monitoring progress toward project goals on a regular basis. Ability to reimburse funds is tied directly to reporting of accomplishments.

Sub-recipient Monitoring: Monitoring sub-recipients provide a basis for assessing a program's operations and identifying problems. A secondary goal of monitoring is to obtain ongoing data for use in determining program achievement. All sub-recipients are monitored on site at least annually with new sub-recipients sometimes being monitored more often. The on-site visit includes review of income and expense documentation, beneficiary information, programming, purchasing and any special requirements as described in the contract. Funded agencies are monitored quarterly and provided feedback of this monitoring process to ensure compliance with federal/state/city requirements.

Sub-recipients are trained annually on reporting requirements and documentation needs. This past year, two workshops were held for the area's non-profits to inform them of the grant application

procedure and to provide information on monitoring procedures. Plans were implemented to provide Board Workshops as well as Board training for funded agencies.

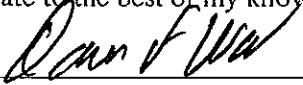
Labor Standards: Individual project managers monitor labor standards. Labor requirements are included in all bid documents and covered again during the required pre-construction conference. Contractor payments are not processed until all forms required are submitted and correct.

U. Review of Other Entities Compliance with Consolidated Plan Strategies

Bryan reviewed several proposals for consistency with the consolidated plan, and provided letters of compliance to the following applicants:

- Bryan Housing Authority - Comprehensive Grant
- Bryan /College Station Brazos Valley Continuum of Care Grant

As certifying official for the City of Bryan, I certify that the information contained in this report is accurate to the best of my knowledge.



David F. Watkins
City Manager
City of Bryan

12/23/09

Date

PGM Year: 1994
 Project: 0002 - CONVERTED CDBG ACTIVITIES
 IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT
 Status: Open 3/3/2003
 Location:

Objective:

Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 01/01/1994

Financing: \$6,992,020.58
 Funded Amount: \$6,992,020.58

Drawn Thru Program Year:

Drawn In Program Year: \$0.00

Proposed Accomplishments:

Actual Accomplishments:
 Number assisted:

	Owner		Renter		Total	Total	Total	Total
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Person	Person
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0	0	0	0	0	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments
 Year # Benefiting

Accomplishment Narrative

PGM Year: 2006
 Project: 0002 - HOMEOWNER HOUSING ASSISTANCE

IDIS Activity: 644 - SUNCREST HOMES INFRASTRUCTURE
 Status: Completed 9/30/2009

Location: SUCREST STREET (SFA LEAGUE #9, A-62 BRYAN, TX 77803)

National Objective: LMA

Initial Funding Date: 11/09/2007
 Financing: \$7,225.00
 Drawn Thru Program Year: \$7,225.00
 Drawn In Program Year: \$0.00

Proposed Accomplishments:
 People (General) : 1,173
 Total Population in Service Area: 1,580
 Census Tract Percent Low / Mod: 74.20

Actual Accomplishments:
 Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	0
Female-headed Households:	0	0	0	0	0	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod
 Annual Accomplishments

Accomplishment Narrative

Year # Benefiting
 2007 PRIVATE DEVELOPER IN THE PROCESS OF CONSTRUCTION OF HOMES, WHICH WERE NOT COMPLETED END OF PROGRAM YEAR. INFRASTRUCTURE FOR THE SUNCREST HOMES
 2008 INFRASTRUCTURE COMPLETED IN PRIOR YEAR. HOUSES BEING COMPLETED BY DEVELOPER IN CURRENT PROGRAM YEAR.
 2006

FGM Year: 2007
 Project: 0002 - HOMEOWNER HOUSING ASSISTANCE
 IDIS Activity: 654 - HOMEOWNER HOUSING ASSISTANCE
 Status: Completed 9/30/2009

Objective: Decent Affordable Housing
 Outcome: Sustainability

National Objective: LMH

Matrix Code: Rehab Single Unit Residential (14A)

11/21/2007

Initial Funding Date:

Description:
 THIS PROJECT ADDRESSES PRIORITY 3 OF THE AFFORDABLE HOUSING PLAN OF BRYAN'S 2005-09
 CONSOLIDATED PLAN AND PROVIDES FOR HOUSING DEVELOPMENTS, SINGLE OWNER OCCUPIED
 REHABILITATION AND RECONSTRUCTION, INCLUDING PROGRAM DELIVERY FOR LOW AND
 MODERATE INCOME FAMILIES

\$335,747.12

Funded Amount:

\$335,747.12

Drawn Thru Program Year:

\$90,294.89

Drawn In-Program Year:

Proposed Accomplishments:

Households (General): 18

Actual Accomplishments:

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:

Female-headed Households:

Income Category:

Extremely Low

Low Mod

Moderate

Non Low Moderate

Total

Percent Low/Mod

Annual Accomplishments

Year

Benefiting

007

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	15	12	0	0	15	12	0	0
Black/African American:	40	0	0	0	40	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	55	12	0	0	55	12	0	0
Total:	17		0		17			

	Owner	Renter	Total	Person
Extremely Low	30	0	0	0
Low Mod	25	0	25	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	55	0	55	0
Percent Low/Mod	100.0%		100.0%	

Accomplishment Narrative

REHABILITATION WAS COMPLETED ON 41 (HUD ACTIVITY \$36,551, AND 654) CDBG PRIVATE, OWNER OCCUPIED, AND RESIDENTIAL STRUCTURE DURING THIS REPORTING PERIOD. IN ALL, \$283,704.27 WITH \$17,344.07 IN PROGRAM INCOME WAS USED FOR REHABILITATION, MINOR ASSISTANCE, CONSTRUCTION COST, INTERIM ASSISTANCE (ELDER-AID) AND PROGRAM DELIVERY AND PAYABLES OF \$16,445.39. THIS PROJECT ADDRESSES PRIORITY 3 OF THE AFFORDABLE HOUSING PLAN OF BRYAN'S 2005-09 CONSOLIDATED PLAN. CDBG FUNDS ARE THE PRIMARY SOURCE OF FUNDING. RECIPIENTS ARE ASKED TO CONTRIBUTE AND OR OBTAIN PRIVATE FUNDING AS A APPROPRIATE. CDBG REPRESENTS 99% OF ACTIVITY FUNDS. FUND WILL PROVIDE UP TO 15 FAMILIES HOUSING ASSISTANCE IN THE FORM OF INFRASTRUCTURE, NEW DEVELOPMENT, REPLACEMENT, HANDICAP ACCESSIBILITY, MINOR/MAJOR REHAB., STAFF AND OTHER RELATED COSTS NECESSARY TO CARRY OUT CDBG PROGRAM ACTIVITIES. OBJECTIVE CATEGORY AND OUTCOME CATEGORY: DECENT HOUSING/AFFORDABILITY/SUSTAINABILITY.

17

HOMEOWNER HOUSING ASSISTANCE LOW AND MODERATE INCOME FAMILIES FOR REHABILITATION OF SINGLE FAMILY OWNER OCCUPIED HOUSES WHICH INCLUDES PROGRAM DELIVERY. CORRECT AMOUNT OF FUNDS EXPENDED IS \$90,099.89 (SEE FINANCIAL SUMMARY ADJ. FOR EXPLANATION). THE ACTIVITY IS COMPLETE.

PGM Year: 2008
 Project: 0007 - UNITY PARTNERS DBA PROJECT UNITY
 IDIS Activity: 684 - UNITY PARTNERS DBA PROJECT UNITY
 Status: Completed 9/30/2009
 Location: P.O. BOX 2812 BRYAN, TX 77805

Objective: Create suitable living environment
 Outcome: Availability

Matrix Code: Public Services (General) (05) National Objective: LMC

Description:
 THE SAFE HARBOUR PROGRAM PROVIDES SUPERVISED VISITATION BETWEEN NON-CUSTODIAL PARENTS AND CHILDREN IN A SAFE, CHILD FRIENDLY ENVIRONMENT. VISITATIONS ARE COURT ORDERED SUPERVISED VISITS, UNDER THE SUPERVISION OF TRAINED STAFF AND VOLUNTEERS. SAFE HARBOUR ALSO PROVIDES PARENTING EDUCATION, ASSISTS IN THE DEVELOPMENT OF SHARED PARENTING PLANS, FATHERING SUPPORT GROUPS AND CASE MANAGEMENT SERVICES FOR FRAGILE FAMILIES. THIS PROJECT ADDRESSES PRIORITY 2 OF THE NON-HOUSING COMMUNITY DEVELOPMENT PLAN OF BRYAN'S 2005-2009 CONSOLIDATED PLAN. CDBG REPRESENTS APPROXIMATELY 17% OF THIS PROGRAM FUNDING.

Drawn Thru Program Year: \$20,436.00

Drawn In Program Year: \$20,436.00

Proposed Accomplishments:
 People (General) : 318

Actual Accomplishments:
 Number assisted: 318

	Owner		Renter		Total		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Person
White:	0	0	0	0	0	0	0	0	0	278
Black/African American:	0	0	0	0	0	0	0	0	0	17
Asian:	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0	7
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0	4
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0	2
Black/African American & White:	0	0	0	0	0	0	0	0	0	6
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0	4
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0	0	318

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	109
Low Mod	0	0	0	80
Moderate	0	0	0	43
Non Low Moderate	0	0	0	86
Total	0	0	0	318
Percent Low/Mod				73.0%

Annual Accomplishments
 Year # Benefiting

318 The funded program, which provides supervised visitation between non-custodial parent and children in a safe, child friendly environment, provided for reimbursement of eligible operating expenses for the Safe Harbour program including personnel, (salary/benefits) security costs, rent and cell phones.

PGM Year: 2008
 Project: 0015 - SEXUAL ASSAULT RESOURCE CENTER (SARC)
 IDIS Activity: 685 - SEXUAL ASSAULT RESOURCE CENTER (SARC)
 Status: Completed 9/30/2009
 Location: COMMUNITY WIDE BRYAN, TX 77803

Initial Funding Date: 12/13/2008
 Financed Amount: \$14,400.00

Objective: Create suitable living environment
 Outcome: Availability

Matrix Code: Public Services (General) (05) National Objective: LMC

THE CRISIS CENTER PROVIDES COUNSELING, LEGAL AND MEDICAL INFORMATION AND PREVENTIVE EDUCATION CLASSES ON SEXUAL ABUSE FOR VICTIMS OF ABUSE AND THE GENERAL PUBLIC. THIS PROGRAM ADDRESSES PRIORITY 2 OF THE NON-HOUSING COMMUNITY DEVELOPMENT COMPONENT OF BRYAN'S 2005-09 CONSOLIDATED PLAN. CDBG REPRESENTS APPROXIMATELY 39% OF THIS ACTIVITY'S FUNDING FOR THE REQUESTED PROGRAM.

Drawn Thru Program Year: \$14,400.00

Drawn In Program Year: \$14,400.00

Proposed Accomplishments:
 People (General): 117

Actual Accomplishments:
 Number assisted: 117

	Owner		Renter		Total		Total		Person
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	
White:	0	0	0	0	0	0	0	0	82
Black/African American:	0	0	0	0	0	0	0	0	12
Asian:	0	0	0	0	0	0	0	0	1
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	1
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	4
Asian White:	0	0	0	0	0	0	0	0	2
Black/African American & White:	0	0	0	0	0	0	0	0	1
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	2
Other multi-racial:	0	0	0	0	0	0	0	0	12
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0	117
Female-headed Households:	0	0	0	0	0	0	0	0	

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	117
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	117
Percent Low/Mod				100.0%

Annual Accomplishments
 Year # Benefiting Accomplishment Narrative

2008 117 THE FUNDED PROGRAM, WHICH PROVIDES COUNSELING AND EDUCATIONAL SERVICES TO VICTIMS OF ABUSE AND THE GENERAL PUBLIC, PROVIDED REIMBURSEMENT FOR ELIGIBLE OPERATING EXPENSES, INCLUDING ASSISTANTSHIP FROM TEXAS A & M UNIVERSITY PSYCHOLOGY DEPARTMENT (CONTRACT SERVICES) FOR DIRECT AID.

2008
 0014 - SCOTT'S HOUSE BRAZOS VALLEY CHILD ADVOCACY CENTER
 Objective: Create suitable living environment
 Outcome: Availability
 Matrix Code: Public Services (General) (05)
 National Objective: LMC

DIS Activity: 686 - SCOTT'S HOUSE BRAZOS VALLEY
 Status: Completed 9/30/2009

Location: COMMUNITY WIDE BRYAN, TX 77803

Description:
 The agency offers prevention, intervention, investigation, prosecution and treatment for abused children. The program provides counseling services to the victim and non-offending family members to help restore the health and integrity of both including the ability to function in the home, school and community. Expansion of the program includes adding a component of intern counseling, under the supervision of the Counselor. This project addresses Priority 2 of the non-housing community development plan of Bryan's 2005-09 consolidated Plan.

Initial Funding Date: 12/13/2008
 Funding: \$21,475.55
 Funded Amount:

Drawn This Program Year: \$21,475.55

Drawn In Program Year: \$21,475.55

Proposed Accomplishments:
 People (General) : 123

Actual Accomplishments:
 Number assisted: 123

	Owner	Renter	Total	Hispanic	Total	Hispanic	Person
White:	0	0	0	0	0	0	97
Black/African American:	0	0	0	0	0	0	17
Asian:	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	3
Asian White:	0	0	0	0	0	0	4
Black/African American & White:	0	0	0	0	0	0	2
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	123

Female-headed Households:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	123
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	123
Percent Low/Mod				100.0%

Annual Accomplishments
 # Benefiting

123 The funded program, which provides prevention and intervention services to child victims of abuse, provided for the reimbursement of eligible operating expenses of the part time salary of a counselor for abused children and their non offending family members.

PGM Year: 2008
 Project: 0013 - BRAZOS MATERNAL AND CHILD HEALTH CLINIC
 IDIS Activity: 687 - BRAZOS MATERNAL AND CHILD HEALTH CLINIC
 Status: Completed 9/30/2009
 Location: 3370 S. TEXAS AVE, SUITE G BRYAN, TX 77802
 Financing: 12/13/2008
 Objective: Create suitable living environment
 Outcome: Availability
 Matrix Code: Public Services (General) (05)
 National Objective: LMC

Description:
 THE PRENATAL CLINIC PROVIDES NEEDED PRENATAL CARE AND EDUCATIONAL SERVICES TO ELIGIBLE MEDICALLY INDIGENT, LOW INCOME WOMEN AND PROMOTES POSITIVE PREGNANCY OUTCOMES. THE SERVICES INCLUDE OBSTETRICAL ULTRASOUNDS, PRENATAL VITAMINS, MEDICINES AND MEDICAL SUPPLIES. THE PROJECT ADDRESSES PRIORITY 2 OF THE NON-HOUSING COMPONENT OF THE COMMUNITY DEVELOPMENT PLAN OF BRYAN'S 2005-09 CONSOLIDATED PLAN. CDBG REPRESENTS LESS THAN 15% OF THIS ACTIVITY'S FUNDING FOR THE PROGRAM.

Funded Amount: \$25,000.00
 Drawn Thru Program Year: \$25,000.00
 Drawn In Program Year: \$25,000.00

Proposed Accomplishments:
 People (General): 1,021

Actual Accomplishments:
 Number assisted:

	Owner	Renter	Total	Hispanic	Total	Hispanic	Person
White:	0	0	0	0	0	0	871
Black/African American:	0	0	0	0	0	0	125
Asian:	0	0	0	0	0	0	15
American Indian/Alaskan Native:	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2
Asian White:	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	6
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	1
Other multi-racial:	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1,021
Female-headed Households:	0	0	0	0	0	0	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	1,004
Low Mod	0	0	0	15
Moderate	0	0	0	2
Non Low Moderate	0	0	0	0
Total	0	0	0	1,021
Percent Low/Mod				100.0%

Annual Accomplishments
 Year # Benefiting

2008 1,021 The funded program, which provides prenatal care to low and moderate income women, provided reimbursement for eligible operating expenses for the program which including operating expense, ultrasounds, and prenatal vitamins, and presents less than 1% of this activity's funding for the requested program.

PGM Year: 2008
 Project: 0012 - TWIN CITY MISSION, THE BRIDGE
 DIS Activity: 688 - TWIN CITY MISSION, THE BRIDGE
 Status: Completed 9/30/2009

Location: 3000 N. MAIN STREET BRYAN, TX 77803

Initial Funding Date: 12/13/2008
 Financialing: \$11,131.00
 Drawn Thru Program Year: \$11,131.00
 Drawn In Program Year: \$11,131.00

Proposed Accomplishments:
 People (General): 526

Actual Accomplishments:

Number assisted:

White:
 Black/African American:
 Asian:
 American Indian/Alaskan Native:
 Native Hawaiian/Other Pacific Islander:
 American Indian/Alaskan Native & White:
 Asian White:
 Black/African American & White:
 American Indian/Alaskan Native & Black/African American:
 Other multi-racial:
 Asian/Pacific Islander:
 Hispanic:
 Total:

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	476
Low Mod	0	0	0	50
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	526
Percent Low/Mod				100.0%

Annual Accomplishments
 # Benefiting

008

526

PGM Year: 2008

Objective: Create Suitable Living Environment

Outcome: Availability

Matrix Code: Public Services (General) (05)

National Objective: LMC

Description:
 THE BRIDGE, AN EMERGENCY SHELTER, PROVIDES CASE MANAGEMENT FOR MAINSTREAM BENEFITS, LIFE SKILLS, TRANSPORTATION, REFERRALS TO MEDICAL SERVICES AND OTHER ESSENTIAL SERVICES. THIS PROJECT ADDRESSES PRIORITY 2 OF THE NON HOUSING PART OF THE

Owner		Renter		Total		Person	
Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
0	0	0	0	0	0	276	0
0	0	0	0	0	0	158	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	8	0
0	0	0	0	0	0	2	0
0	0	0	0	0	0	13	0
0	0	0	0	0	0	3	0
0	0	0	0	0	0	58	0
0	0	0	0	0	0	6	0
0	0	0	0	0	0	2	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	526	0
0	0	0	0	0	0		

THE FUNDED PROGRAM, WHICH PROVIDES EMERGENCY SHELTER AND SUPPORTIVE SERVICES FOR THE HOMELESS, PROVIDE FOR REIMBURSEMENT OF ELIGIBLE OPERATING EXPENSES INCLUDING A CASE MANAGER'S SALARY/BENEFITS, AND CLIENT ASSISTANCE ITEMS.

Project: 0006 - BRYAN PARKS AND RECREATION NEAL RECREATION PROGRAM Objective: Create Suitable Living Environment
 IDIS Activity: 689 - CITY OF BRYAN NEAL RECREATIONAL CENTER
 Status: Completed 9/30/2009
 Location: RANDOLPH BRYAN, TX 77808
 Matrix Code: Youth Services (USD)
 National Objective: LMC

Description:
 THE FUNDED PROGRAM PROVIDES RECREATIONAL SERVICES TO LOW AND MODERATE INCOME CHILDREN, WHICH INCLUDES DIFFERENT TYPES OF SPORTS ACTIVITIES AND FIELD TRIPS. THIS PROGRAM ADDRESSES PRIORITY 2 OF THE NON HOUSING COMPONENT OF THE CITY'S 5 YEAR PLAN. 5 CD8G REPRESENTS APPROXIMATELY 50% OF THE ACTIVITIES EXPENSES.

Initial Funding Date: 12/13/2008
 Drawn Thru Program Year: \$3,819.83
 Drawn In Program Year: \$3,819.83

Proposed Accomplishments:
 People (General): 215

Actual Accomplishments:
 Number assisted:

	Owner		Renter		Total		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Person
White:	0	0	0	0	0	0	0	0	11	
Black/African American:	0	0	0	0	0	0	0	0	100	
Asian:	0	0	0	0	0	0	0	0	0	
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	1	
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0	
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0	
Asian White:	0	0	0	0	0	0	0	0	0	
Black/African American & White:	0	0	0	0	0	0	0	0	43	
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0	
Other multi-racial:	0	0	0	0	0	0	0	0	60	
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0	
Hispanic:	0	0	0	0	0	0	0	0	0	
Total:	0	0	0	0	0	0	0	0	215	
Female-headed Households:	0	0	0	0	0	0	0	0	0	

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	42
Low Mod	0	0	0	74
Moderate	0	0	0	82
Non Low Moderate	0	0	0	17
Total	0	0	0	215
Percent Low/Mod				92.1%

Annual Accomplishments
 Year # Benefiting

2008 215 The funded program, which provides recreational activities for low and moderate income children including sports activities and field trips, provided for provided for eligible operating expenses.. including partial salaries for sports instructor (gymnastics, basketball camp) and expenditures for a bus driver for a summer dribbler's program.

PGM Year:	2008
Project:	0001 - CDBG ADMIN
IDIS Activity:	690 - CDBG ADMINISTRATION
Status:	Completed 9/30/2009

Location:
COMMUNITY WIDE BRYAN, TX 77803

Initial Funding Date: 12/13/2008
Financing:

Funded Amount:	\$184,254.60
Drawn Thru Program Year:	\$184,254.60
Drawn In Program Year:	\$184,254.60

Proposed Accomplishments:

Actual Accomplishments:
Number assisted:

White:
Black/African American:
Asian:
American Indian/Alaskan Native:
Native Hawaiian/Other Pacific Islander:
American Indian/Alaskan Native & White:
Asian White:
Black/African American & White:
American Indian/Alaskan Native & Black/African American:
Other multi-racial:
Asian/Pacific Islander:
Hispanic:
Total:
Female-headed Households:

Income Category:	Owner	Renter	Total
Extremely Low	0	0	0
Low	0	0	0
Low Mod	0	0	0
Moderate	0	0	0
Non Low Moderate	0	0	0
Total	0	0	0

Percent Low/Mod	Percent Accomplishments	Accomplishment Narrative
100%	100%	100%

Objective:	Create Suitable Living Environment
Outcome:	Availability

Matrix Code: General Program Administration (21A)

National Objective:

Description:
ADMINISTRATIVE EXPENSES RELATED TO ADMINISTRATION OF CDBG & HOME PROGRAMS INCLUDING PROJECT MANAGEMENT, OVERSIGHT OF SECTION 108 LOANS, THESE PROGRAMS INCLUDE, BUT ARE NOT LIMITED TO HOUSING PROGRAMS, PUBLIC FACILITIES, PUBLIC SERVICE AGENCIES, PROJECT MANAGEMENT, NEIGHBORHOOD PRESERVATION PROGRAMS, AND ECONOMIC DEVELOPMENT PROGRAMS

Person	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0
11	0	0	0	0	0	0
12	0	0	0	0	0	0
13	0	0	0	0	0	0
14	0	0	0	0	0	0
15	0	0	0	0	0	0
16	0	0	0	0	0	0
17	0	0	0	0	0	0
18	0	0	0	0	0	0
19	0	0	0	0	0	0
20	0	0	0	0	0	0
21	0	0	0	0	0	0
22	0	0	0	0	0	0
23	0	0	0	0	0	0
24	0	0	0	0	0	0
25	0	0	0	0	0	0
26	0	0	0	0	0	0
27	0	0	0	0	0	0
28	0	0	0	0	0	0
29	0	0	0	0	0	0
30	0	0	0	0	0	0
31	0	0	0	0	0	0
32	0	0	0	0	0	0
33	0	0	0	0	0	0
34	0	0	0	0	0	0
35	0	0	0	0	0	0
36	0	0	0	0	0	0
37	0	0	0	0	0	0
38	0	0	0	0	0	0
39	0	0	0	0	0	0
40	0	0	0	0	0	0
41	0	0	0	0	0	0
42	0	0	0	0	0	0
43	0	0	0	0	0	0
44	0	0	0	0	0	0
45	0	0	0	0	0	0
46	0	0	0	0	0	0
47	0	0	0	0	0	0
48	0	0	0	0	0	0
49	0	0	0	0	0	0
50	0	0	0	0	0	0
51	0	0	0	0	0	0
52	0	0	0	0	0	0
53	0	0	0	0	0	0
54	0	0	0	0	0	0
55	0	0	0	0	0	0
56	0	0	0	0	0	0
57	0	0	0	0	0	0
58	0	0	0	0	0	0
59	0	0	0	0	0	0
60	0	0	0	0	0	0
61	0	0	0	0	0	0
62	0	0	0	0	0	0
63	0	0	0	0	0	0
64	0	0	0	0	0	0
65	0	0	0	0	0	0
66	0	0	0	0	0	0
67	0	0	0	0	0	0
68	0	0	0	0	0	0
69	0	0	0	0	0	0
70	0	0	0	0	0	0
71	0	0	0	0	0	0
72	0	0	0	0	0	0
73	0	0	0	0	0	0
74	0	0	0	0	0	0
75	0	0	0	0	0	0
76	0	0	0	0	0	0
77	0	0	0	0	0	0
78	0	0	0	0	0	0
79	0	0	0	0	0	0
80	0	0	0	0	0	0
81	0	0	0	0	0	0
82	0	0	0	0	0	0
83	0	0	0	0	0	0
84	0	0	0	0	0	0

PGM Year: 2008
 Project: 0016 - CODE ENFORCEMENT

IDIS Activity: 691 - CODE ENFORCEMENT
 Status: Completed 9/30/2009

Location: COMMUNITY WIDE BRYAN, TX 77803

Initial Funding Date: 12/13/2008
 Financing: \$19,797.44
 Funded Amount: \$19,797.44
 Drawn Thru Program Year:

Drawn In Program Year: \$19,797.44

Proposed Accomplishments:

Housing Units : 30
 Total Population in Service Area: 13,492
 Census Tract Percent Low / Mod: 57.30

Actual Accomplishments: 17 CITATIONS
 Number assisted:

	Owner		Renter		Total		Total		Person
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	
White:	0	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0	0
Female-headed Households:	0	0	0	0	0	0	0	0	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod Annual Accomplishments Year # Benefiting Accomplishment Narrative

0005

THE PROGRAM PROVIDED FOR ADMINISTRATIVE AND CONTRACTUAL SERVICES FOR A CODE ENFORCEMENT OFFICE IN A DEFINED SERVICE BOUNDARY AREA. ACTIVITIES INCLUDED A TOTAL OF 1171 WEED AND GRASS VIOLATIONS, PROPERTY ILLEGALLY, 25 RIGHT OF WAY MOWING, 125 OPEN STORAGE, AND 37 FENCE REQUIREMENTS. THESE ACTIONS RESULTED IN 1,543 SITE VISITS, AND 33 CITATIONS GIVEN. THE EXPENSES WERE COMBINED WITH HUD ACTIVITY 655.

Objective: Create Suitable Living Environment

Outcome: Sustainability

Matrix Code: Code Enforcement (15)

National Objective: LMA

Description:
 ADMINISTRATIVE AND CONTRACTUAL SERVICES FOR CODE ENFORCEMENT OFFICER FOR A DEFINED SERVICE BOUNDARY AREA FOR A IN LOW AND MODERATE INCOME AREA BENEFIT. CODE ENFORCEMENT OFFICER, WORKED WITH CODE VIOLATIONS AND PROVIDED EDUCATIONAL PROGRAMS FOR CLEAN UPS IN NEIGHBORHOODS.

PGM Year: 2008
 Project: 0011 - BRYAN PARKS AND RECREATION
 Objective: Create Suitable Living Environment
 Outcome: Availability
 IDIS Activity: 693 - CITY OF BRYAN PARKS & REC SUMMER PROGRAM
 Status: Completed 9/30/2009
 Location: VARIOUS PARKS BRYAN, TX 77803
 Matrix Code: Youth Services (OSD)
 National Objective: LMC

Initial Funding Date: 12/13/2008
 Financing: \$40,000.00
 Funded Amount: \$40,000.00
 Drawn Thru Program Year:
 Description:
 THE RECREATIONAL SUMMER CAMP OFFERED IN LOW AND MODERATE INCOME AREA PARKS,
 PROVIDES SUMMER CAMP ACTIVITIES TO LOW AND MODERATE INCOME CHILDREN DURING THE
 SUMMER. THE ACTIVITY ADDRESSES PRIORITY 2 OF THE NON HOUSING COMPONENT OF THE
 CITY OF BRYAN

Drawn In Program Year:	\$40,000.00
Proposed Accomplishments: People (General): 726	
Actual Accomplishments: Number assisted:	
White:	Total 0 Owner 0 Hispanic 0 Total 0 Person 246
Black/African American:	Total 0 Owner 0 Hispanic 0 Total 0 Person 166
Asian:	Total 0 Owner 0 Hispanic 0 Total 0 Person 2
American Indian/Alaskan Native:	Total 0 Owner 0 Hispanic 0 Total 0 Person 5
Native Hawaiian/Other Pacific Islander:	Total 0 Owner 0 Hispanic 0 Total 0 Person 4
American Indian/Alaskan Native & White:	Total 0 Owner 0 Hispanic 0 Total 0 Person 4
Asian White:	Total 0 Owner 0 Hispanic 0 Total 0 Person 64
Black/African American & White:	Total 0 Owner 0 Hispanic 0 Total 0 Person 0
American Indian/Alaskan Native & Black/African American:	Total 0 Owner 0 Hispanic 0 Total 0 Person 235
Other multi-racial:	Total 0 Owner 0 Hispanic 0 Total 0 Person 0
Asian/Pacific Islander:	Total 0 Owner 0 Hispanic 0 Total 0 Person 0
Hispanic:	Total 0 Owner 0 Hispanic 0 Total 0 Person 0
Total:	Total 0 Owner 0 Hispanic 0 Total 0 Person 726
Female-headed Households:	

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	108
Low Mod	0	0	0	190
Moderate	0	0	0	312
Non Low Moderate	0	0	0	116
Total	0	0	0	726
Percent Low/Mod				84.0%

Annual Accomplishments

Year # Benefiting

2008 726 The funded program, Bryan Parks and recreational summer camp, provided for eligible operating expenses including salary and operating expenses camp counselors, for a safe environment for the summer camp recreational activities.

PGM Year: 2008
 Project: 0002 - BRYAN COLLEGE STATION HEALTH CARE CENTER SECTION 108
 IDIS Activity: 694 - BRYAN COLLEGE STATION COMMUNITY HEALTH
 Status: Completed 9/30/2009
 Location: 3370 S. TEXAS AVENUE BRYAN, TX 77802
 Objective: N/A
 Outcome: N/A
 Matrix Code: Planned Repayment of Section 108 Loan Principal (19F)
 National Objective:

Description:
 REPAYMENT OF DEBT SERVICES ON SECTION 108 FOR PARTIAL FUNDING OF HEALTH CENTER TO
 REDUCE DUPLICATION OF SERVICES AND PROVIDE HEALTH SERVICES IN ONE LOCATION FOR
 LOW AND MODERATE INCOME CITIZENS. THESE CDRC FUNDS REPRESENTS 55% OF THE

Initial Funding Date:	12/13/2008
Funding:	\$174,355.50
Funded Amount:	\$174,355.50
Drawn Thru Program Year:	
Drawn In Program Year:	\$174,355.50
Proposed Accomplishments:	
Actual Accomplishments:	
Number assisted:	
White:	0
Black/African American:	0
Asian:	0
American Indian/Alaskan Native:	0
Native Hawaiian/Other Pacific Islander:	0
American Indian/Alaskan Native & White:	0
Asian White:	0
Black/African American & White:	0
American Indian/Alaskan Native & Black/African American:	0
Other multi-racial:	0
Asian/Pacific Islander:	0
Hispanic:	0
Total:	0
Female-headed Households:	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				
Annual Accomplishments				
Year				
# Benefiting				

PGM Year: 2008
 Project: 0003 - HOUSING ACTIVITIES

IDIS Activity: 697 - HOUSING ACTIVITIES
 Status: Open

Location: VARIOUS LOCATIONS BRYAN, TX 77803

Objective: Decent Affordable Housing

Outcome: Sustainability

National Objective: LMH

Matrix Code: Rehab; Single-Unit Residential (14A)

Description:
 HOUSING PROGRAMS PROVIDE A MINIMUM OF 15 FAMILIES HOUSING ASSISTANCE THROUGH NEW DEVELOPMENT, REHABILITATION/RECONSTRUCTION, HANDICAP ACCESSIBILITY AND OTHER RELATED COSTS TO THE PROGRAM NECESSARY TO CARRY OUT THE CDBG PROGRAM. THE PROGRAM ADDRESSES PRIORITY 3 OF THE AFFORDABLE HOUSING PLAN OF THE CITY'S 5

Initial Funding Date: 01/05/2009

Funding: \$269,936.33
 Drawn Thru Program Year: \$169,335.14

Drawn In Program Year: \$169,335.14

Proposed Accomplishments:
 Housing Units : 16

Actual Accomplishments:
 Number assisted:

White:
 Black/African American:
 Asian:
 American Indian/Alaskan Native:
 Native Hawaiian/Other Pacific Islander:
 American Indian/Alaskan Native & White:
 Asian White:
 Black/African American & White:
 American Indian/Alaskan Native & Black/African American:
 Other multi-racial:
 Asian/Pacific Islander:
 Hispanic:
 Total:
 Female-headed Households:

	Owner		Renter		Total		Person
	Total	Hispanic	Total	Hispanic	Total	Hispanic	
White:	9	6	0	0	9	6	0
Black/African American:	7	0	0	0	7	0	0
Asian:	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0
Hispanic:	16	6	0	0	16	6	0
Total:	12		0		12		

Income Category:	Owner		Renter		Total		Person
	Total	Hispanic	Total	Hispanic	Total	Hispanic	
Extremely Low	8	0	0	0	8	0	0
Low Mod	7	0	0	0	7	0	0
Moderate	1	0	0	0	1	0	0
Non Low Moderate	0	0	0	0	0	0	0
Total	16	0	0	0	16	0	0
Percent Low/Mod	100.0%				100.0%		

Accomplishment Narrative

THE FUNDED PROGRAM PROVIDED, MINOR REPAIR, (INCLUDING PROGRAM DELIVERY) TO 16 LOW AND MODERATE INCOME FAMILIES. ACTUAL EXPENSES WERE \$169,279.10-
 THE FUNDED PROGRAM PROVIDED, MINOR REPAIR, (INCLUDING PROGRAM DELIVERY) TO 16 LOW AND MODERATE INCOME FAMILIES. ACTUAL EXPENSES WERE \$169,279.10-

16

0008

PGM Year: 2007
 Project: 0002 - HOMEOWNER HOUSING ASSISTANCE

IDIS Activity: 704 - CRB001
 Status: Completed 9/30/2009

Location: 703 LIVE OAK STREET BRYAN, TX 77802

Initial Funding Date: 03/25/2009

Funding: \$24,951.87

Drawn Thru Program Year: \$24,951.87

Drawn In Program Year: \$24,951.87

Proposed Accomplishments:
 Households (General): 1

Actual Accomplishments:

Number assisted:

White:
 Black/African American:
 Asian:
 American Indian/Alaskan Native:
 Native Hawaiian/Other Pacific Islander:
 American Indian/Alaskan Native & White:
 Asian White:
 Black/African American & White:
 American Indian/Alaskan Native & Black/African American:
 Other multi-racial:
 Asian/Pacific Islander:
 Hispanic:
 Total:
 Female-headed Households:

Income Category: Owner Renter Total Person
 Extremely Low 0 0 0
 Low Mod 1 0 1
 Moderate 0 0 0
 Non Low Moderate 0 0 0
 Total 1 0 1
 Percent Low/Mod 100.0%
 Annual Accomplishments 100.0%
 # Benefiting 1

REHABILITATION WAS PROVIDED TO ONE LOW AND MODERATE INCOME FAMILY WHICH INCLUDES \$251.04 PROGRAM INCOME AND A PAYABLE OF \$23.45. REHABILITATION WAS BEGUN FOR A SINGLE OWNER OCCUPIED HOME FOR ONE LOW AND MODERATE INCOME FAMILY

Objective: Decent Affordable Housing

Outcome: Sustainability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

Description:
 HOUSING PROGRAMS PROVIDES HOUSING ASSISTANCE THROUGH NEW DEVELOPMENT, REHABILITATION/RECONSTRUCTION, HANDICAP ACCESSIBILITY AND OTHER RELATED COSTS TO THE PROGRAM NECESSARY TO CARRY OUT THE CDBG PROGRAM. THE PROGRAM ADDRESSES

Rehabilitation was completed on a home for low and moderate income family. The cost was \$24,951.87 with \$251.04 in program income and a payable of \$23.45.

Owner		Renter		Total	
Total	Hispanic	Total	Hispanic	Total	Hispanic
0	0	0	0	0	0
1	0	0	0	1	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
1	0	0	0	1	0
1	0	0	0	1	0

2007
0002 - HOMEOWNER HOUSING ASSISTANCE

Objective: Decent affordable housing

705 - CRB003
Completed 9/30/2009

Outcome: Sustainability

Location:
2605 WESTWOOD MAIN BRYAN, TX 77802

Matrix Code: Rehab: Single-Unit Residential (14A)

National Objective: LMH

08/19/2009

Initial Funding Date:

\$74,641.37

Financing:

\$74,641.37

Funded Amount:

\$74,641.37

Drawn Tm Program Year:

\$74,641.37

Drawn In Program Year:

Description:
HOUSING PROGRAMS PROVIDES HOUSING ASSISTANCE THROUGH NEW DEVELOPMENT, REHABILITATION/RECONSTRUCTION, HANDICAP ACCESSIBILITY AND OTHER RELATED COSTS TO THE PROGRAM NECESSARY TO CARRY OUT THE CDBG PROGRAM. THE PROGRAM ADDRESSES Accomplishments:
Rehabilitation of single owner occupied houses. The total cost includes \$753,12 of program income.

Proposed Accomplishments:
Households (General): 2

Actual Accomplishments:
Number assisted:

	Owner		Renter		Total		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Person
White:	1	0	0	0	1	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0	0
Hispanic:	1	0	0	0	1	0	1	0	1	0
Total:	1	0	0	0	1	0	1	0	1	0

Female-headed Households:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Accomplishment Narrative

ONE MAJOR REHABILITATION COMPLETED FOR A SINGLE OWNER OCCUPIED HOME FOR A LOW AND MODERATE INCOME FAMILY.
CDBG MAJOR REHABILITATION BEGIN FOR A SINGLE, OWNER OCCUPIED HOME FOR A LOW AND MODERATE INCOME FAMILY.

Year
0008 1
0007

PGM Year: 2007
 Project: 0002 - HOMEOWNER HOUSING ASSISTANCE

IDIS Activity: 706 - CRB004
 Status: Completed 9/30/2009

Location: 915 W. 28TH STREET BRYAN, TX 77802

Initial Funding Date: 09/23/2009

Financing: \$4,431.10

Funded Amount: \$4,431.10

Drawn Thru Program Year:

Drawn In Program Year: \$4,431.10

Proposed Accomplishments:

Housing Units: 1

Actual Accomplishments:

Number assisted:

White: 0
 Black/African American: 1
 Asian: 0
 American Indian/Alaskan Native: 0
 Native Hawaiian/Other Pacific Islander: 0
 American Indian/Alaskan Native & White: 0
 Asian White: 0
 Black/African American & White: 0
 American Indian/Alaskan Native & Black/African American: 0
 Other multi-racial: 0
 Asian/Pacific Islander: 0
 Hispanic: 0
 Total: 1
 Female-headed Households: 1

Income Category: Owner Renter Total Person
 Extremely Low 0 0 0 0
 Low Mod 1 0 1 0
 Moderate 0 0 0 0
 Non Low Moderate 0 0 0 0
 Total 1 0 1 0
 Percent Low/Mod 100.0%
 Annual Accomplishments 100.0%
 Year # Benefiting

0008 1 ONE MINOR REHABILITATION COMPLETED FOR A SINGLE OWNER OCCUPIED HOME FOR A LOW AND MODERATE INCOME FAMILY

PGM Year: 2007

Objective: Decent Affordable Housing

Outcome: Sustainability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

Description:
 HOUSING PROGRAMS PROVIDES HOUSING ASSISTANCE THROUGH NEW DEVELOPMENT, REHABILITATION/RECONSTRUCTION, HANDICAP ACCESSIBILITY AND OTHER RELATED COSTS TO THE PROGRAM NECESSARY TO CARRY OUT THE CDAG PROGRAM. THE PROGRAM ADDRESSES Accomplishments:

Minor rehabilitation for a low and moderate income family.

	Owner		Renter		Total		Total	Person
	Total	Hispanic	Total	Hispanic	Total	Hispanic		
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	1	0	0	0	1	0	0	0

PGM Year: 2007

Project: 0016 - HOME ASSISTANCE CONSTRUCTION

Objective:

IDIS Activity: 729 - CHR001

Status: Open

Outcome:

Location:

1307 E. 30th Street Bryan, TX 77802

Matrix Code: Rehabilitation Administration (14H)

National Objective: LMH

Initial Funding Date: 08/19/2009

Description:

Home owner re-construction for a low to moderate income family.
The total cost of this home will be funded with CDBG and HOME, but only expenses for 2008 were \$5,242.07 in CDBG funds.

Financing:

Funded Amount: \$5,242.07

Drawn Thru Program Year: \$5,242.07

Drawn In Program Year: \$5,242.07

Proposed Accomplishments:

Housing Units : 1

Actual Accomplishments:

Number assisted:

Owner		Renter		Total	
Total	Hispanic	Total	Hispanic	Total	Hispanic
	Person		Person		Person

2008
0003 - HOUSING ACTIVITIES

Objective: Decent Affordable Housing

734 - 1331 Antone
Open

Outcome:

Location:
331 Antone Bryan, TX 77802

Matrix Code: Rehab; Single-Unit Residential (I4A)

National Objective: LMH

09/24/2009

Description: HOUSING PROGRAMS PROVIDES HOUSING ASSISTANCE THROUGH NEW DEVELOPMENT, REHABILITATION/RECONSTRUCTION, HANDICAP ACCESSIBILITY AND OTHER RELATED COSTS TO THE PROGRAM NECESSARY TO CARRY OUT THE CDBG PROGRAM. THE PROGRAM ADDRESSES

\$60,000.00

\$4,541.68

54,541.68

Proposed Accomplishments:
Housing Units: 1

Actual Accomplishments:
Number assisted:

Number assisted:	Owner		Renter		Total		Person
	Total	Hispanic	Total	Hispanic	Total	Hispanic	
White:	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0
Female-headed Households:	0	0	0	0	0	0	0

Female-headed Households:

Income Category:

Income Category	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Accomplishment Narrative

Year	# Benefiting
1997	1,000
1998	1,000
1999	1,000
2000	1,000
2001	1,000
2002	1,000
2003	1,000
2004	1,000
2005	1,000
2006	1,000
2007	1,000
2008	1,000
2009	1,000
2010	1,000
2011	1,000
2012	1,000
2013	1,000
2014	1,000
2015	1,000
2016	1,000
2017	1,000
2018	1,000
2019	1,000
2020	1,000
2021	1,000
2022	1,000
2023	1,000
2024	1,000
2025	1,000
2026	1,000
2027	1,000
2028	1,000
2029	1,000
2030	1,000
2031	1,000
2032	1,000
2033	1,000
2034	1,000
2035	1,000
2036	1,000
2037	1,000
2038	1,000
2039	1,000
2040	1,000
2041	1,000
2042	1,000
2043	1,000
2044	1,000
2045	1,000
2046	1,000
2047	1,000
2048	1,000
2049	1,000
2050	1,000
2051	1,000
2052	1,000
2053	1,000
2054	1,000
2055	1,000
2056	1,000
2057	1,000
2058	1,000
2059	1,000
2060	1,000
2061	1,000
2062	1,000
2063	1,000
2064	1,000
2065	1,000
2066	1,000
2067	1,000
2068	1,000
2069	1,000
2070	1,000
2071	1,000
2072	1,000
2073	1,000
2074	1,000
2075	1,000
2076	1,000
2077	1,000
2078	1,000
2079	1,000
2080	1,000
2081	1,000
2082	1,000
2083	1,000
2084	1,000
2085	1,000
2086	1,000
2087	1,000
2088	1,000
2089	1,000
2090	1,000
2091	1,000
2092	1,000
2093	1,000
2094	1,000
2095	1,000
2096	1,000
2097	1,000
2098	1,000
2099	1,000
2100	1,000

ONE MAJOR REHABILITATION WAS BEGAN FOR A SINGLE, OWNER OCCUPIED HOME FOR A LOW AND MODERATE INCOME FAMILY.

PGM Year: 2008

Project: 0003 - HOUSING ACTIVITIES

Objective:

IDIS Activity: 735 - CRP006

Outcome:

Status: Open

Location:

1306 E.; 21st Street Bryan, TX 77802

Matrix Code: Rehabilitation Administration (14H)

National Objective: LMH

Initial Funding Date: 09/24/2009

Description:

Soft cost of a home for a low to moderate income family.
the total expenditure was \$4,214.55 with a payable of \$2,148.56.

Financing:

Funded Amount: \$4,214.55

Drawn Thru Program Year: \$4,214.55

Drawn In Program Year: \$4,214.55

Proposed Accomplishments:

Housing Units : 1

Actual Accomplishments:

Number assisted:

Owner		Renter		Total	
Total	Hispanic	Total	Hispanic	Total	Hispanic
	Person		Person		Person

White:	0	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0	0
Female-headed Households:	0	0	0	0	0	0	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2008

This activity cost will be split between CDBG and HOME funds. This activity had expenses of \$4,241.55 with a payable of \$2,148.56.

Total Funded Amount:	\$8,808,051.44
Total Drawn Thru Program Year:	\$8,651,126.73
Total Drawn In Program Year:	\$981,003.83

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

IDIS

Grantee
Program Year
BRYAN, TX
2008

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR

213,140.98

02 ENTITLEMENT GRANT

921,273.00

03 SURPLUS URBAN RENEWAL

0.00

04 SECTION 108 GUARANTEED LOAN FUNDS

0.00

05 CURRENT YEAR PROGRAM INCOME

753.12

06 RETURNS

0.00

07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE

1,757.28

08 TOTAL AVAILABLE (SUM, LINES 01-07)

1,136,924.38

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION

542,652.98

10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT

(251.04)

11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)

542,401.94

12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION

184,254.60

13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS

254,096.25

14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES

0.00

15 TOTAL EXPENDITURES (SUM, LINES 11-14)

980,752.79

16 UNEXPENDED BALANCE (LINE 08 - LINE 15)

156,171.59

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS

0.00

18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING

0.00

19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES

542,652.98

20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT

(251.04)

21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)

542,401.94

22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)

100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION

PY: PY: PY:

24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION

0.00

25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS

0.00

26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)

0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES

136,262.38

28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR

0.00

29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR

0.00

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

DATE: 12/17/2009
TIME: 9:24:29 am
PAGE: 3/3

30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	136,262.38
32	ENTITLEMENT GRANT	921,273.00
33	PRIOR YEAR PROGRAM INCOME	23,368.12
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	944,641.12
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.42%
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	184,254.60
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	184,254.60
42	ENTITLEMENT GRANT	921,273.00
43	CURRENT YEAR PROGRAM INCOME	753.12
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	1,757.28
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	923,783.40
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.95%

U.S. DEPARTMENT OF HOUSING AND URBAN
 DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE
 COMPUTATION OF LINE 19

IDIS

Plan IDIS Year Project	IDIS Activity Number	Voucher Activity Name	Matrix National Code Objective	Drawn Amount
2007 2	654	1618996 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$13,245.85
		1618997 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$15,480.54
		1631791 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$4,616.20
		1631794 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$11,138.82
		1641902 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$12,965.59
		1655370 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$10,255.22
		1668890 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$12,847.87
		1682720 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$4,829.13
		1686301 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$4,162.55
		5040211 HOMEOWNER HOUSING ASSISTANCE	13 LMH	\$753.12
		1618996 CRB001	13 LMH	\$1,686.85
704		1631791 CRB001	13 LMH	\$10,333.16
		1641902 CRB001	13 LMH	\$9,154.76
		1655370 CRB001	13 LMH	\$762.35
		1668890 CRB001	13 LMH	\$190.90
		1682444 CRB001	13 LMH	\$1,552.34
		1686301 CRB001	13 LMH	\$930.61
		1697324 CRB001	13 LMH	\$43.66
		5001520 CRB001	13 LMH	\$22.75
		5029733 CRB001	13 LMH	\$23.45
		5040220 CRB001	13 LMH	\$251.04
705		1604737 CRB003	13 LMH	\$195.00
		1631791 CRB003	13 LMH	\$1,558.10
		1641902 CRB003	13 LMH	\$1,607.17
		1655370 CRB003	13 LMH	\$1,027.12
		1668890 CRB003	13 LMH	\$878.88
		1682444 CRB003	13 LMH	\$3,130.07
		1686301 CRB003	13 LMH	\$39,864.54
		1697418 CRB003	13 LMH	\$21,654.57
		5001520 CRB003	13 LMH	\$3,847.73
		5010790 CRB003	13 LMH	\$824.82
		5011958 CRB003	13 LMH	\$53.37
706		1641902 CRB004	14A LMH	\$341.95
		1655370 CRB004	14A LMH	\$662.32
		1668890 CRB004	14A LMH	\$2,147.70
		1682876 CRB004	14A LMH	\$978.79
		1686301 CRB004	14A LMH	\$44.93
		5001520 CRB004	14A LMH	\$146.70

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN

DEVELOPMENT

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE

COMPUTATION OF LINE 19

Plan IDIS Year	IDIS Project Activity	IDIS Activity Name	Voucher Activity Number	Matrix National Code Objective	Drawn Amount
2007	2	706	5001738 CRB004	14A LMH	\$2.00
			5011958 CRB004	14A LMH	\$106.71
3	655		1618996 CODE ENFORCEMENT	15 LMA	\$6,949.75
			1631791 CODE ENFORCEMENT	15 LMA	\$1,990.74
16	729		5001520 CHR001	14A LMH	\$1,930.37
			5010490 CHR001	14A LMH	\$2,661.63
			5011958 CHR001	14A LMH	\$650.07
2008	3	697	1631794 HOUSING ACTIVITIES	14A LMH	\$307.06
			1641902 HOUSING ACTIVITIES	14A LMH	\$4,509.80
			1655370 HOUSING ACTIVITIES	14A LMH	\$2,949.31
			1668890 HOUSING ACTIVITIES	14A LMH	\$9,685.90
			1682444 HOUSING ACTIVITIES	14A LMH	\$5,080.17
			1682720 HOUSING ACTIVITIES	14A LMH	\$2,919.45
			1686301 HOUSING ACTIVITIES	14A LMH	\$12,286.42
			1686302 HOUSING ACTIVITIES	14A LMH	\$7,150.06
			1697324 HOUSING ACTIVITIES	14A LMH	\$10,607.99
			1697418 HOUSING ACTIVITIES	14A LMH	\$20,049.93
			5001520 HOUSING ACTIVITIES	14A LMH	\$14,681.75
			5001521 HOUSING ACTIVITIES	14A LMH	\$19,070.07
			5010490 HOUSING ACTIVITIES	14A LMH	\$11,567.25
			5010797 HOUSING ACTIVITIES	14A LMH	\$14,845.70
			5011958 HOUSING ACTIVITIES	14A LMH	\$12,904.86
			5011964 HOUSING ACTIVITIES	14A LMH	\$2,984.38
			5029733 HOUSING ACTIVITIES	14A LMH	\$7,561.70
			5029737 HOUSING ACTIVITIES	14A LMH	\$9,364.18
			5040220 HOUSING ACTIVITIES	14A LMH	\$753.12
			5042915 HOUSING ACTIVITIES	14A LMH	\$56.04
	734		5010490 1331 Antone	14A LMH	\$2,330.59
			5029733 1331 Antone	14A LMH	\$2,211.09
	735		5010490 CRP006	14A LMH	\$2,065.99
			5029733 CRP006	14A LMH	\$2,148.56
6	689		5010490 CITY OF BRYAN NEAL RECREATIONAL CENTER	05D LMC	\$150.00
			5011958 CITY OF BRYAN NEAL RECREATIONAL CENTER	05D LMC	\$3,669.83
7	684		1655370 UNITY PARTNERS DBA PROJECT UNITY	05 LMC	\$3,005.84
			1686301 UNITY PARTNERS DBA PROJECT UNITY	05 LMC	\$5,918.88
			5001520 UNITY PARTNERS DBA PROJECT UNITY	05 LMC	\$7,634.34
			5011958 UNITY PARTNERS DBA PROJECT UNITY	05 LMC	\$3,876.94
11	693		1697324 CITY OF BRYAN PARKS & REC SUMMER PROGRAM	05D LMC	\$1,467.29

DATE: 12/17/2009
 TIME: 9:25:47 am
 PAGE: 3/4

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN

DEVELOPMENT

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE

COMPUTATION OF LINE 19

Plan IDIS Year	IDIS Project Activity Number	Voucher Activity Name	Matrix National Code Objective	Drawn Amount
2008 11	693	5001520 CITY OF BRYAN PARKS & REC SUMMER PROGRAM	05D LMC	\$5,239.86
		5010490 CITY OF BRYAN PARKS & REC SUMMER PROGRAM	05D LMC	\$336.00
		5011958 CITY OF BRYAN PARKS & REC SUMMER PROGRAM	05D LMC	\$32,956.85
12	688	1655370 TWIN CITY MISSION, THE BRIDGE	05 LMC	\$2,782.55
		1686301 TWIN CITY MISSION, THE BRIDGE	05 LMC	\$1,739.86
		5010490 TWIN CITY MISSION, THE BRIDGE	05 LMC	\$2,696.90
		5011958 TWIN CITY MISSION, THE BRIDGE	05 LMC	\$3,911.69
13	687	1655370 BRAZOS MATERNAL AND CHILD HEALTH CLINIC	05 LMC	\$7,351.93
		1686301 BRAZOS MATERNAL AND CHILD HEALTH CLINIC	05 LMC	\$7,639.39
		5010490 BRAZOS MATERNAL AND CHILD HEALTH CLINIC	05 LMC	\$5,286.74
		5011958 BRAZOS MATERNAL AND CHILD HEALTH CLINIC	05 LMC	\$4,741.94
14	686	1655370 SCOTTY'S HOUSE BRAZOS VALLEY	05 LMC	\$5,804.75
		1655371 SCOTTY'S HOUSE BRAZOS VALLEY	05 LMC	\$1.00
		1682444 SCOTTY'S HOUSE BRAZOS VALLEY	05 LMC	\$4,704.27
		5001520 SCOTTY'S HOUSE BRAZOS VALLEY	05 LMC	\$4,704.27
		5011958 SCOTTY'S HOUSE BRAZOS VALLEY	05 LMC	\$6,261.26
15	685	1655370 SEXUAL ASSAULT RESCOURSE CENTER (SARC)	05 LMC	\$3,600.00
		1686301 SEXUAL ASSAULT RESCOURSE CENTER (SARC)	05 LMC	\$3,600.00
		5010490 SEXUAL ASSAULT RESCOURSE CENTER (SARC)	05 LMC	\$3,600.00
		5011958 SEXUAL ASSAULT RESCOURSE CENTER (SARC)	05 LMC	\$3,600.00
16	691	1631791 CODE ENFORCEMENT	15 LMA	\$2,229.70
		1641902 CODE ENFORCEMENT	15 LMA	\$6,127.96
		1655370 CODE ENFORCEMENT	15 LMA	\$11,439.78
Total				\$542,652.98

DATE: 12/17/2009
 TIME: 9:25:47 am
 PAGE: 4/4

IV. Program Income Summary for 2008:

CDBG	\$2,510.40
Total Program Income	<u>\$2,510.40</u>

Financial Summary Adjustments:

Line 5: Program Income:

No adjustment needed

Line 7: Adjustment to compute total available:

Add: \$1,757.28

Net: \$1,757.28

PR26 report states that there is only \$753.12 in program income, but on PR01 states \$2,761.44 with \$2,510.40 drawn and Report PR09 reflects \$2,510.40 was receipted but no draws. Total receipted and drawn PI was \$2,510.40. HUD activities with program income reflect receipts and draws in the actual activity. All issues have been reported to the IDIS support line to correct.

Line 10: Adjustment to compute total expenditures:

Original Errors on Activities:

PR03 reflected shortage for HUD activity 697 of \$56.04;

PR03 reflects overage on activity 654 of \$251.04;

The net difference was -\$195.00 which should have been applied to HUD activity 551 for program year 2007 (See 2007 CAPER GPR) which accurately reflects total expenses of \$379,365.58 for HUD activity 551 and 2008 CAPER GPR which previously inaccurately reflects total expenses of \$379,170.58 on HUD activity 551 before December 15, 2009.

To correct, revision draws were made on HUD activity 654 to move \$56.04 to HUD activity 697 for program year 2008. It appeared the revision did not go through. Staff called IDIS support line to determine how to do this and was told funds cannot be moved to a prior year unless the original draw was a payable draw. An additional draw was made and marked as a payable in order to draw down sufficient funds for HUD activity 697 for program year 2008, which created an overdraw of \$56.04 because the first revised draw did go through for program year 2008. Another revision was done on 654 to move the \$195.00 to HUD activity 551 (program year 2007-see above paragraph). The original draw was marked as a payable (which was correct according to IDIS instructions on how to revise to a prior year), and the revised draw did revert back to activity 551, but also remained on 654, which makes 654 over by \$195.00.

Original documentation from IDIS (HUD report PR01 verifies ending balance before the payable draw was \$177,480.57 and with payable draw completed (PR01 11/28/2009) ending balance of \$156,171.59, which matches city records. The overdraw of \$56.04 should be applied to current year.

Adjustments, Line 10 (adjustments to compute total expenditures) and 21 (adjustments to compute total low/mod credit:

Subtract: \$195.00 HUD activity 654 (see above explanation)
Subtract: \$ 56.04 HUD activity 697 (overdraw-apply to 2009 program yr.)

Total: (\$251.04)

Line 44: Adjustment to compute total subject to PA CAP:

Add: \$1,757.28

Net: **\$1,757.28**

PR26 report states that there is only \$753.12 in program income, but on **PR01** states \$2,761.44 with \$2,510.40 drawn and Report **PR09** reflects \$2,510.40 was receipted but no draws. Total receipted and drawn PI was **\$2,510.40**. HUD activities with program income reflect receipts and draws in the actual activity. All issues have been reported to the IDIS support line to correct.

V. Financial Summary Attachment and LOCCS Reconciliation

A. Program Income Received

Program income received during the year resulted from loan proceeds. These proceeds resulted in program income totaling \$2,510.40 (see financial summary adjustments for details on program income). This program income is used to offset housing expenditures, including program delivery expenditures.

B. Prior Period Adjustments

See attached.

C. Loans and Other Reconciliation

There were no floating loan activities during year. See the Financial Summary information in the narrative for detail on loan balances.

D. LOCCS Reconciliation

Unexpended Balance of CDBG funds	\$156,171.59
For program year 2008	
LOCCS Balance	\$177,480.57
Cash on Hand:	
Grantee Program Account	\$ 0.00
Sub recipients Program Accounts	\$ 0.00
Revolving Fund Cash Balances	\$ 0.00
Section 108 Cash Balances	\$ 0.00
Cash on Hand Total (PI not used before 9/30/07)	\$ 0.00
Grantee CDBG Program Liabilities (include any reimbursements, due from program funds) Sub recipient	
CDBG Program Liabilities (include any reimbursements due from program funds) (Drawn from Grant)	\$ 21,308.98
Overdraw (see FS adjustments)	\$ 56.04
(Drawn from P.I.)	\$ 0.00
*Liabilities Total	
(Includes PI & EN used for payables)	\$ 21,365.02
Balance (provide an explanation if an Unrecognized difference exists)	\$156,115.55
Minus overdraw	(\$ 56.04)
Correct ending balance for 2008	\$156,171.59

E. Un-programmed Funds Calculation

Amount of funds available during the Reporting period	\$980,752.79
Income expected but not yet realized**	\$ 0.00
Subtotal	\$980,752.79
Less total budgeted amount	\$980,752.79
Un-programmed Balance	\$ 0.00

*This amount should reflect any income considered as a resource in the action plan (and any amendments) for the period covered by this report, as well as that identified in prior action. Plans/final statements (including any amendments), that was expected to be received by the end of the reporting period but had not yet been received; e.g. program income or section 108 proceeds not yet received from an approved 108 loan.

VI. Economic Development
Revolving Loan Program: Narrative on Job Creation and Retention
Loans to Eliminate Slum and Blight, and
Section 108 Loans
B-04-MC-48-0006

The Revolving Loan program was dissolved upon instruction and approval from the HUD CPD office on May 9, 2005. Special Economic Development Assistance to Private for Profit Entities during the program year is summarized in this section, including past and current information on the revolving loan program before it was dissolved. Program income from past revolving loans became program income from that point forward and was used in accordance to program income guidelines. Special Economic Development Assistance to Private for Profit Entities includes: The initial number of jobs to be created or retained by each business is determined during the loan application and approval process for the development assistance loans. Jobs are based on the company's business plan and related projects, historical data if available and industry based information. Any loan recipients are entered into a Job Creation and Retention Contract with the City. The contract described the jobs to be created/retained, defined the number of jobs, time frame for reaching the employment goal and percentage of jobs to be made available to low and moderate-income persons. The contract also sets forth a low and moderate-income employment strategy, described the records to be kept, documentation and reporting requirements. No special funded economic development assistance to private for-profit entities was provided in the program year.

Summary of Job Creation and Retention Activity
Historical Data and Current Loans
Revolving Loan Funds

Corner of Time: History

The Corner of Time is an antique mall, which started up in June of 1992. The owner received a \$65,000 loan to acquire property, purchase inventory and provide start-up capital. The loan was based on the creation of 4 full time and 5 part time positions. Two full time and 4 part time jobs were reported in GPR's prior to 1998. During the 2004 program year, two new full time positions were created.

<u>New Jobs Created</u>	<u>Low/mod</u>	<u>Other</u>
Sales Clerk	3 FT	
<u>Jobs Previously Reported</u>		
Owner/Manager	1 FT	
Sales clerk	3 PT	
Asst. Manager		1 FT
Bookkeeper		1 PT
<u>Total Jobs to Date</u>	5.5 FTEs	1.5 FTEs

To date 5.5 FT and 4 PT jobs have been created by this business (equal to 7 Full Time Equivalents) 70% low/mod jobs; with sufficient jobs being created. As of 9/30/07 the balance for the Corner of Time loan is \$10,794.74.

History: As of September 30, 2007, the Corner of Time is a going concern and was fully open and operational. However, the business continues to not make scheduled payments on the outstanding loan balance from the original note dated June 1992. The Community Development staff made several attempts to contact the principal, Mr. Buchanan, in an effort to rectify the matter in the prior program year. Mr. Buchanan has stated verbally that the interest rate being charged is usurious as compared to other rates that were charged during the same time period. Although he has not provided documentation to that effect or any documentation that could show that a financial hardship exist, Mr. Buchanan has elected to not make the payments on the loan until the Community Development Loan Committee (CDLC) could convene and consider revising the loan interest rate on his behalf. The Community Development staff advised Mr. Buchanan that he could receive due consideration if 1) he could provide staff with documentation to be provided to the CDLC for consideration of a rate reduction and 2) that the note would have to be current. Additionally, Mr. Buchanan was provided with the names and phone numbers of the members of the CDLC so that he could contact them personally to state his case. In March the city of Bryan's legal department sent a letter to Mr. Buchanan concerning the loan default. The CDLC met in June to discuss Mr. Buchanan's default and his request that the interest rate be lowered to 3.5%. Mr. Buchanan was asked by the CDLC to provide financial documents showing hardship and Mr. Buchanan agreed. There was not a quorum at this meeting. **Current Information:** At the end of the previous reporting program year, staff worked with the business owner to restructure the loan to reduce interest on any outstanding balance. Loan amounts paid in the program year include \$2,510.40 for principal, with an ending balance of \$8,284.34.

Shoe Envy, History:

On September 3, 2003, the CDLC met to discuss and take action on a \$10,000.00 working capital loan request on behalf of Caye Blair and her husband Cody dba Shoe Envy. The business is a medium to medium-high end priced ladies shoe store located in a 500 square foot section of the Old Bryan Marketplace.

The original loan term as requested by Ms. Blair was for 10 years with an interest rate of 4 percent. However, due to the retail nature of her business, the CDLC made a recommendation to revise the loan term to 5 years but lower the interest rate to 3 percent. Additionally, the loan included a provision that personal guarantees be signed by Caye and her husband Cody to insure repayment of the debt. Said motion was made and the vote was unanimous for approval.

The loan had a job creation element in a separate exhibit and as part of the executed loan documents. The exhibit provided for the creation of one full time equivalent position and was to be made available to a low to moderate-income individual who could work as service/retail support in the shoe store.

At the end of the prior program year (2004), only one payment was received with a letter from Ms. Blair requesting information about the city's next course of action regarding repayment of the debt. Ms. Blair stated that she had every intention of repaying the debt and only needed time to assess her financial situation and to get back on track. The payment that was received with the letter was the only payment that she made for the entire fiscal year and no payment was received after that time. Staff phone calls to her home number showed that the line had been disconnected and further correspondence to her home address was returned undeliverable with no forwarding address. At this time, the loan files with the personal guarantees have been turned over to the City of Bryan legal department for collection of the outstanding indebtedness. The business is no longer a going concern at Old Bryan Marketplace and the job was not created even when the business was in operation. This loan was forwarded to the City's Legal Department in the prior program year, with several attempts by the legal department to collect on this note. In the current program year there was an outstanding balance of \$11,142.72 (\$10,000 original funded loan and \$1,142.72 interest) which was written off as an uncollectible debt at the 9/8/2009 City Council meeting. Prior to city council action, the Community Development Loan Committee met in a public meeting on August 25, 2009 and unanimously voted to approve the staff recommendation to write off the debt.

Loans to Eliminate Slum and Blighting Influences B-95-MC-48-0006

In 1972, the Central Business District of Bryan was designated as a "blighted area". Reasons for the designation included: large numbers of vacant buildings, deteriorated commercial buildings and outdated/deteriorated infrastructure. In 1985, the area was designated as a "pocket of poverty". In 1990, the City approved a façade loan program to address the exterior appearance of these buildings using CDBG funds. In 1995, the program was expanded to address other elements of blight in this area namely, roof repair, code violations, structural stability, hazardous materials abatement and handicapped accessibility. The program was renamed the Building Improvements Program. In 1996, the City approved the Paint Program. Through this program, CDBG loan funds are used to provide property owners in this targeted area with adequate paint and primer to appropriately repaint the exteriors of their commercial properties. This program is the only active program for the downtown area for CDBG funds.

Narrative on Revolving Loan Activities-Building Improvement Loans B-97-98-99-00-01-MC-48-0006

History: There are no remaining revolving loans (not tied to job creation) remaining for the building improvement loans. Program income from the dissolved Revolving Loan Program was utilized for housing projects and reported under the financial statement in the housing narrative.

The following summarizes balances on economic development revolving loans remaining as 09/30/2008: Corner of Time - \$8,284.34, Shoe Envy \$0- written off. Total loans outstanding as of 9-30-09 are \$8,284.34 (See Attachment XII.) for Corner of Time.

Section 108 Loan Guarantee LaSalle Hotel Development

History: In April 1997 the City of Bryan was approved for a \$3.2 million Section 108 loan guarantee (B-95-48-0006). These funds were matched by \$1.1 million in Historic Tax Credit equity and \$1.7 million in bank financing, with all private funds being expended. The Section 108 loan was used to acquire and renovate a historic hotel in downtown Bryan, which sat vacant for more than 20 years. This completed 55 room hotel provides 4-star quality services geared for business travelers. Jobs expected to be created are 68 (**30 jobs for the LaSalle Hotel only**) upon stabilized occupancy of the hotel. The hotel opened at the end of September 2000. To date these low to moderate income jobs have been created and retained:

Position	Low-Mod F/T	Low-Mod PT	Other
General Manager			1 FTE
Assistant General Manager	1 FTE		
Sales Marketing Director	1 FTE		
Executive Housekeeper	1 FTE		
Assistant Housekeeper		1 PTE	
Room Attendant		4 PTE	
Guest Service Representative	2 FTE	2 PTE	
Night Auditor	1 FTE	1 PTE	
Chief Engineer (Maintenance)	1 FTE		
Laundry Attendant		1 PTE	
Coffee Shop Attendant		4 PTE	
TOTAL	7 FTE	13 PTE	1 FTE

A total of 8 FTE and 13 PTE (6.5 FTE) have been created, equating to 13 ½ FTE low to moderate income positions filled.

As of the prior reporting periods all Section 108 funds were expended. The HUD Section 108 loan is scheduled to be paid in full by 8/2018. Expenditures made were January interest \$79,740.75 (HUD activity 5692) and general fund payments in July for interest of \$79,740.75 and principal of \$165,000.00. Current balance owed on the Section 108 is \$2,320,000.00.

At the end of the program year 2008-09, the LaSalle Hotel finished in the black with a Net Operating Profit of \$25 as compared to Net Operating Profit of \$57,568 for the 2007-08 year. In the program year, Bryan Commerce and Development (BCD) prepared a request for proposal seeking out a new management company that could provide greater leadership for the LaSalle as a key stakeholder in the down town area. Magnolia Hotels, a management company who specializes in managing historic hotels with two historic hotels in Texas (Magnolia Hotels/Dallas and Magnolia Hotels/Houston) was approved by BCD at the 8/11/2009 BCD meeting. The annual plan for the LaSalle, which includes approximately \$615,000 in capital improvements for the 2009-2010 year, was approved at the 9/8/2009 BCD meeting. Increased competition in the Bryan/College Station, along with a nation wide dip in hotel occupancy, has decreased market share making repeat business one of the more challenging aspects for the hotel and its sales team. The average daily rate charged for a room increased 8.65% over the previous year. These increases in occupancy and average daily rate (\$116.36) contributed to the rise in net operating profit which resulted in no additional fund requests from the City of Bryan general fund.

The Howell Building has a completed first floor renovation. A restaurant is open on the bottom floor. The second floor is office space and the third floor provides banquet facilities that are available for hotel use.

The Bryan College Station Community Health Center

History: The City received conditional approval (March 1999) for a Section 108 Loan (B-97-MC-48-0006) for \$1.2 million to assist in the construction of a consolidated health care facility. This facility has co-located several providers who will provide health and social services to low to moderate-income citizens. The co-location and collaboration helps to reduce duplication of services, increase access to services, reduce use of emergency services, and provide for continuity of care to a family's health care needs. Other funds originally committed at the beginning of the project, including CDBG funds from the City of College Station and Bryan, was \$964,063. All Section 108 funds were expended in the 1999-reporting year. This loan was a deferred forgivable loan to Brazos Valley Community Action Agency for twenty years. The City will repay the debt service on this loan through a set aside the principal and interest owed to HUD annually from the CDBG grant. In August 2001 permanent financing was secured. Expenditures for the permanent financing were legal fees, trustee's fees, underwriter's fees, and interim interest to date for \$4,909.90 (paid prior reporting period). Principal amount due as of August 8, 2001 was \$1,025,000. Payments are due each February and August beginning in 2002 and ending in August 2009.

Current: This Section 108 loan facility served 20,017 unduplicated clients during the program year. Payments made were \$9,355.50 (January interest only payment) and \$165,000.00 (\$9,355.50 interest and \$155,644.50 principal). Remaining balance as of 9/30/09 is \$0.

Financial

Document #: B-98-MC-48-0006

Activity Title	3 rd Party Borrower, if applicable	Loan Amount	Payments Rec'd from Borrower		Balance Owed	Status (e.g., on-time; late; default)	Sources of Payments to HUD						Outstanding Balance - HUD	
			This Year	Cumulative			CDBG	Payments from Borrower		Other Source (specify)				
								This Year	Cumulative	This Year	Cumulative	This Year		Cumulative
College Station Health Care Facility		\$1,200,000	\$0	\$0	\$0			\$174,355.50	\$1,280,843.22	\$0	\$0	\$0	\$0.00	

Document #: B-95-MC-48-0006

Activity Title	3 rd Party Borrower, if applicable	Loan Amount	Payments Rec'd from Borrower		Balance Owed	Status (e.g., on-time; late, default)	Sources of Payments to HUD						Outstanding Balance - HUD
			This Year	Cumulative			CDBG	Payments from Borrower		Other Source (specify)			
								This Year	Cumulative	This Year	Cumulative		
												This Year	
Alle Hotel		3,200,000	\$0	\$0	\$0		\$79,740.75	\$2,003,251.76	\$0	\$461,840.93	\$244,740.75	\$1,221,182.41	\$2,320,00.00
(General Fund)													

Program Year:

00: Soo Attached Guidance

CDBG IDIS Report Concerns

CDBG report PR26 reports there is \$753.12 in program income for the 2008 program year;

CDBG report PR01 states there is \$2,761.44 in program income with \$2,510.40 draw;

The CDBG report PR09 is reflecting an inaccurate amount drawn.

The correct amount of 2008 program income was \$2,510.40 receipted and drawn. Each activity that has receipted and drawn program income is accurately reflecting the program income but there is an inaccurate amount affecting the 2008 financial summary preparation.

The CDBG report PR03 had reflected inaccurate amounts drawn on 3 different activities, 697, 654, and 551 after a revision was done to move draws from 551 to specific activities. PR03 reflected shortage for HUD activity 697 of \$56.04;

PR03 reflects overage on activity 654 of \$251.04;

The net difference was -\$195.00 which should have been applied to HUD activity 551 for program year 2007 (See 2007 CAPER GPR) which accurately reflects total expenses of \$379,365.58 for HUD activity 551 and 2008 CAPER GPR which previously inaccurately reflects total expenses of \$379,170.58 on HUD activity 551 before December 15, 2009.

To correct, revision draws were made on HUD activity 654 to move \$56.04 to HUD activity 697 for program year 2008. It appeared the revision did not go through. Staff called IDIS support line to determine how to do this and was told funds cannot be moved to a prior year unless the original draw was a payable draw. An additional draw was made and marked as a payable in order to draw down sufficient funds for HUD activity 697 for program year 2008, which created an overdraw of \$56.04 because the first revised draw did go through for program year 2008. Another revision was done on 654 to move the \$195.00 to HUD activity 551 (program year 2007-see above paragraph). The original draw was marked as a payable (which was correct according to IDIS instructions on how to revise to a prior year), and the revised draw did revert back to activity 551, but also remained on 654, which makes 654 over by \$195.00.

Original documentation from IDIS (HUD report PR01 verifies ending balance before the payable draw was \$177,480.57 and with payable draw completed (PR01 11/28/2009) ending balance of \$156,171.59, which matches city records. The overdraw of \$56.04 should be applied to the current year.

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (1 of 7) - Count of CDBG Activities with Disbursements by
Activity Group & Matrix Code

DATE: 12/28/2009
TIME: 11:52:18 am
PAGE: 2/2

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Rehab, Single-Unit Residential (14A)	6	\$298,796.75	2	\$74,641.37	8	\$373,438.12
	Rehabilitation Administration (14H)	1	\$4,214.55	0	\$0.00	1	\$4,214.55
	Code Enforcement (15)	0	\$0.00	2	\$28,737.93	2	\$28,737.93
Public Facilities / Improvements	Water/Sewer Improvements (03J)	7	\$303,011.30	4	\$103,379.30	11	\$406,390.60
	Sidewalks (03L)	0	\$0.00	1	\$0.00	1	\$0.00
		1	\$0.00	0	\$0.00	1	\$0.00
Public Services	Public Services (General) (05)	1	\$0.00	1	\$0.00	2	\$0.00
	Youth Services (05D)	0	\$0.00	5	\$92,442.55	5	\$92,442.55
		0	\$0.00	2	\$43,819.83	2	\$43,819.83
Planning / Administrative	General Program Administration (21A)	0	\$0.00	7	\$136,262.38	7	\$136,262.38
		1	\$4,919.84	1	\$184,254.60	2	\$189,174.44
		1	\$4,919.84	1	\$184,254.60	2	\$189,174.44
Other	Planned Repayment of Section 108 Loan Principal (19F)	0	\$0.00	2	\$254,096.25	2	\$254,096.25
		0	\$0.00	2	\$254,096.25	2	\$254,096.25
		9	\$307,931.14	15	\$677,992.53	24	\$985,923.67

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity
Group and Accomplishment Type

DATE: 12/28/2009
TIME: 11:53:54 am
PAGE: 2/2

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	53	35	88
	Rehabilitation Administration (14H)	Housing Units	0	0	0
	Code Enforcement (15)	Housing Units	0	26,984	26,984
			53	27,019	27,072
Public Facilities / Improvements	Water/Sewer Improvements (03J)	Persons	0	1,580	1,580
Public Services			0	1,580	1,580
	Public Services (General) (05)	Persons	0	2,105	2,105
	Youth Services (05D)	Persons	0	941	941
			0	3,046	3,046
			53	31,645	31,698

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category

DATE: 12/28/2009
TIME: 11:55:25 am
PAGE: 2/2

Housing-Non Housing	Race	Total Persons	Hispanic Persons	Total Households	Hispanic Households	Total
Housing	White	0	0	0	36	26
	Black/African American	0	0	0	80	0
	Total	0	0	0	116	26
Non Housing	White	1,861	1,041	0	0	0
	Black/African American	595	10	0	0	0
	Asian	18	1	0	0	0
	American Indian/Alaskan Native	22	5	0	0	0
	Native Hawaiian/Other Pacific Islander	7	1	0	0	0
	American Indian/Alaskan Native & White	26	2	0	0	0
	Asian & White	15	0	0	0	0
	Black/African American & White	180	2	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	8	0	0	0	0
	Other multi-racial	314	305	0	0	0
	Total	3,046	1,367	0	0	0
Total	White	1,861	1,041	36	0	26
	Black/African American	595	10	80	0	0
	Asian	18	1	0	0	0
	American Indian/Alaskan Native	22	5	0	0	0
	Native Hawaiian/Other Pacific Islander	7	1	0	0	0
	American Indian/Alaskan Native & White	26	2	0	0	0
	Asian & White	15	0	0	0	0
	Black/African American & White	180	2	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	8	0	0	0	0
	Other multi-racial	314	305	0	0	0
	Total	3,046	1,367	116	0	26

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (4 of 7) - CDBG Beneficiaries by Income Category

DATE: 12/28/2009
TIME: 11:57:54 am
PAGE: 2/2

Income Levels	Occupied Persons	
	Owner	Renter
Housing		
Extremely Low (<=30%)	39	0
Low (>30% and <=50%)	40	0
Mod (>50% and <=80%)	2	0
Total Low-Mod	81	0
Non Low-Mod (>80%)	0	0
Total Beneficiaries	81	0
Non Housing		
Extremely Low (<=30%)	0	1,979
Low (>30% and <=50%)	0	409
Mod (>50% and <=80%)	0	439
Total Low-Mod	0	2,827
Non Low-Mod (>80%)	0	219
Total Beneficiaries	0	3,046

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (5 of 7) - Home Disbursements and Unit Completions

DATE: 12/28/2009
TIME: 11:59:32 am
PAGE: 2/2

Activity Type	Disbursed Amount Completed	Units Occupied
First Time Homebuyers	\$216,911.19	28
Total, Homebuyers and Homeowners	\$216,911.19	28
Grand Total	\$216,911.19	28

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (6 A of 7) - Home Unit Completions by Percent of Area
Median Income

DATE: 12/28/2009
TIME: 12:01:03 pm
PAGE: 2/2

Activity Type	Units Completed					
	31%	51%	61%	Total	Total	0%
First Time Homebuyers	-	-	-	-	-	0%
	50%	60%	80%	60%	80%	80%
	5	12	11	17	28	
Total, Homebuyers and Homeowners	5	12	11	17	28	
Grand Total	5	12	11	17	28	

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (6 B of 7) - Home Unit Reported As Vacant

DATE: 12/28/2009
TIME: 12:02:26 pm
PAGE: 2/2

Activity Type	Reported as Vacant
First Time Homebuyers	0
Total, Homebuyers and Homeowners	0
Grand Total	0

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (7 of 7) - Home Unit Completions by Racial / Ethnic
Category

DATE: 12/28/2009
TIME: 12:04:25 pm
PAGE: 2/2

	First Time Homebuyers				Total, Homebuyers and Homeowners				Grand Total	
	Units Completed		Units Completed - Hispanics		Units Completed		Units Completed - Hispanics		Units Completed	Units Completed - Hispanics
	Completed	Hispanics	Completed	Hispanics	Completed	Hispanics	Completed	Hispanics		
White	24	10			24	10	24	10		
Black/African American	4	0			4	0	4	0		
Total	28	10			28	10	28	10		

IDIS - PR10

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Housing Activities
BRYAN, TX

DATE: 12-16-09
TIME: 17:27
PAGE: 1

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
2008	0003	697	HOUSING ACTIVITIES	OPEN	14A	LMH	269,936.33	62.7	169,279.10	16	16	100.0	16	0
2008	0003	734	1331 Antone	OPEN	14A	LMH	60,000.00	0.0	4,541.68	0	0	0.0	0	0
2008	0003	735	CRP006	OPEN	14A	LMH	4,214.55	0.0	4,214.55	0	0	0.0	0	0
2008 TOTALS: BUDGETED/UNDERWAY COMPLETED							334,150.88	53.2	178,035.33	16	16	100.0	16	0
							0.00	0.0	0.00	0	0	0.0	0	0
							334,150.88	53.2	178,035.33	16	16	100.0	16	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
2007	0002	706	CRB004	COM	14A	LMH	4,431.10	100.0	4,431.10	1	1	100.0	1	0
2007	0016	729	CHR001	OPEN	14A	LMH	95,242.07	0.0	5,242.07	0	0	0.0	0	0
2007 TOTALS: BUDGETED/UNDERWAY COMPLETED							95,242.07	5.5	5,242.07	0	0	0.0	0	0
							4,431.10	100.0	4,431.10	1	1	100.0	1	0
							99,673.17	9.7	9,673.17	1	1	100.0	1	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
2006	0002	586	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	294,046.93	100.0	294,046.93	28	28	100.0	28	0
2006 TOTALS: BUDGETED/UNDERWAY COMPLETED							0.00	0.0	0.00	0	0	0.0	0	0
							294,046.93	100.0	294,046.93	28	28	100.0	28	0
							294,046.93	100.0	294,046.93	28	28	100.0	28	0

IDIS - PR10

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Housing Activities
BRYAN, TX

DATE: 12-16-09
TIME: 17:27
PAGE: 2

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS		
													OWNER	RENTER	
2005	0004	551	HOUSING ACTIVITIES	OPEN	14A	LMH	379,365.58	100.0	379,365.58	9	9	100.0	44	0	0
2005			TOTALS: BUDGETED/UNDERWAY				379,365.58	100.0	379,365.58	9	9	100.0	44	0	0
			COMPLETED				0.00	0.0	0.00	0	0	0.0	0	0	0
							379,365.58	100.0	379,365.58	9	9	100.0	44	0	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS		
													OWNER	RENTER	
2004	0002	485	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	242,680.29	100.0	242,680.29	19	19	100.0	0	0	19
2004			TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0	0
			COMPLETED				242,680.29	100.0	242,680.29	19	19	100.0	0	0	19
							242,680.29	100.0	242,680.29	19	19	100.0	0	0	19

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS		
													OWNER	RENTER	
2003	0003	448	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	217,142.65	100.0	217,142.65	41	41	100.0	0	0	41
2003			TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0	0
			COMPLETED				217,142.65	100.0	217,142.65	41	41	100.0	0	0	41
							217,142.65	100.0	217,142.65	41	41	100.0	0	0	41

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS		
													OWNER	RENTER	

IDIS - PR10

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Housing Activities
BRYAN, TX

DATE: 12-16-09
TIME: 17:27
PAGE: 3

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
2002	0018	392	CDBG HOUSING ASSISTANCE	COM	14A LMH	186,202.12	100.0	186,202.12	186,202.12	15	15	100.0	0	15
2002 TOTALS: BUDGETED/UNDERWAY														
COMPLETED														
186,202.12 100.0 186,202.12 186,202.12 15 15 100.0 0 15														

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
2001	0008	334	HOMEOWNER HOUSING ASSISTANCE	COM	14A LMH	249,961.97	100.0	249,961.97	249,961.97	31	31	100.0	0	31
2001	0008	430	FELICITAS COSINOS	COM	14A LMH	0.00		0.00	0.00	3	3	100.0	0	3
2001 TOTALS: BUDGETED/UNDERWAY														
COMPLETED														
249,961.97 100.0 249,961.97 249,961.97 34 34 100.0 0 34														

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
2000	0004	285	HOMEOWNERS HOUSING ASSISTANCE	COM	14A LMH	178,322.97	100.0	178,322.97	178,322.97	30	30	100.0	0	30
2000 TOTALS: BUDGETED/UNDERWAY														
COMPLETED														
178,322.97 100.0 178,322.97 178,322.97 30 30 100.0 0 30														

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
1999	0003	229	HOMEOWNER HOUSING ASSISTANCE	COM	14A LMH	224,501.71	100.0	224,501.71	224,501.71	15	14	93.3	0	15
1999	0008	234	RE-DEVELOPMENT AND/OR INFRASTRUCTURE	COM	14A LMH	18,780.64	100.0	18,780.64	18,780.64	2	2	100.0	0	2

IDIS - PR10

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Housing Activities
BRYAN, TX

DATE: 12-16-09
TIME: 17:27
PAGE: 4

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
1999	0018	270	ALMA JONES	COM	14A	LMH	0.00	0.0	0.00	0.00	1	1	100.0	0	1
1999 TOTALS: BUDGETED/UNDERWAY COMPLETED															
							243,282.35	100.0	243,282.35	0.00	18	17	94.4	0	18
							243,282.35	100.0	243,282.35		18	17	94.4	0	18

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
1998	0004	172	1998 - HOMEOWNER HOUSING ASSISTANCE	COM	14H	LMH	132,190.59	0.0	0.0	132,190.59	0	0	0.0	0	0
1998	0004	196	1998 EMERGENCY REPAIR/REHAB	COM	14A	LMH	262,702.33	100.0	262,702.33	0.00	67	67	100.0	0	67
1998	0006	269	HOMEOWNERS ASSISTANCE	COM	14A	LMH	0.00	0.0	0.00	0.00	1	1	100.0	0	1
1998 TOTALS: BUDGETED/UNDERWAY COMPLETED															
							394,892.92	100.0	394,892.92	0.00	68	68	100.0	0	68
							394,892.92	100.0	394,892.92		68	68	100.0	0	68

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER
1997	0008	103	1997 HOME OWNER HOUSING ASSISTANCE	COM	14A	LMH	187,968.00	100.0	187,968.00	0.00	62	62	100.0	0	62
1997	0008	128	1997 - HOUSING ADMINISTRATIVE (CDBG)	COM	14H	LMH	131,305.00	0.0	0.0	131,305.00	0	0	0.0	0	0
1997	0008	133	ELDER AID EMERGENCY	COM	14A	LMH	10,000.00	100.0	10,000.00	0.00	13	13	100.0	0	13
1997	0021	161	HBR-031	COM	14A	LMH	20,053.00	19.9	4,000.00	4,000.00	1	1	100.0	0	1
1997 TOTALS: BUDGETED/UNDERWAY COMPLETED															
							349,326.00	95.4	333,273.00	0.00	76	76	100.0	0	76
							349,326.00	95.4	333,273.00		76	76	100.0	0	76

IDIS - PR10

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Housing Activities
BRYAN, TX

DATE: 12-16-09
TIME: 17:27
PAGE: 5

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
1995	0005	165	1995 MULTI-UNIT RESIDENTIAL	COM	14A LMH	0.00		0.00	29	29	100.0	0	29
1995	TOTALS: BUDGETED/UNDERWAY COMPLETED												
						0.00	0.0	0.0	0	0	0.0	0	0
						0.00	0.0	0.0	29	29	100.0	0	29
						0.00	0.0	0.0	29	29	100.0	0	29
1994	0002	19	Unknown	COM	14A LMH	0.00		0.0	0	0	0.0	0	0
1994	0002	34	MULTI-FAMILY RENTAL REHAB	COM	14B LMH	0.00		0.0	29	29	100.0	0	29
1994	0002	40	Unknown	COM	14A LMH	0.00		0.0	2	2	100.0	0	2
1994	TOTALS: BUDGETED/UNDERWAY COMPLETED												
						0.00	0.0	0.0	0	0	0.0	0	0
						0.00	0.0	0.0	31	31	100.0	0	31
						0.00	0.0	0.0	31	31	100.0	0	31

Public Facilities and Infrastructure

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new access to a facility	0	0	1,580	0	0	0	0	0	0	1,580
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	1,580	0	0	0	0	0	0	1,580

Number of Households Assisted

with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Public Services

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new (or continuing) access to a service	3,046	0	0	0	0	0	0	0	0	3,046
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	3,046	0	0	0	0	0	0	0	0	3,046

Public Services (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Households Assisted										
with new (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :										

Economic Development

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Businesses Assisted										
Of Total	0	0	0	0	0	0	0	0	0	0
New businesses assisted	0	0	0	0	0	0	0	0	0	0
Existing businesses assisted	0	0	0	0	0	0	0	0	0	0
Number of business facades/buildings rehabilitated	0	0	0	0	0	0	0	0	0	0
Assisted businesses that provide a good or service to service area/neighborhood/community	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Created	0	0	0	0	0	0	0	0	0	0
Types of Jobs Created										
Officials and Managers	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Professional	0	0	0	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0	0	0	0
Types of Jobs Retained										
Officials and Managers	0	0	0	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs retained, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Acres of Brownfields Remediated	0	0	0	0	0	0	0	0	0	0

Rehabilitation of Rental Housing

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Sustain	
Total LMH* units	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0
Of Total, Number of Units Made 504 accessible	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0
Created through conversion of non-residential to residential buildings	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0
Affordable	0	0	0	0	0	0	0
Of Affordable Units							
Number subsidized by another federal, state, local program	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0
Number of years of affordability	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0

Rehabilitation of Rental Housing (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of 504 accessible units	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Affordable units	0	0	0	0	0	0	0	0	0	0
Of Affordable Units	0	0	0	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Owner Occupied Housing Rehabilitation

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units										
Total SB*, URG units	0	0	0	0	37	0	0	0	0	37
Of Total, Number of Units Occupied by elderly	0	0	0	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	17	0	0	0	0	17
Qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0	0	0	0
Made accessible	0	0	0	0	0	0	0	0	0	0

Homebuyer Assistance

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Households Assisted	0	0	0	0	0	0	0	0	0	0
Of Total:										
Number of first-time homebuyers	0	0	0	0	0	0	0	0	0	0
Of those, number receiving housing counseling	0	0	0	0	0	0	0	0	0	0
Number of households receiving downpayment/closing costs assistance	0	0	0	0	0	0	0	0	0	0

Development of Homeowner Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units										
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Affordable units	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
504 accessible units	0	0	0	0	0	0	0	0	0	0
Units occupied by households previously living in subsidized housing	0	0	0	0	0	0	0	0	0	0
Of Affordable Units										
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Housing Subsidies

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Total Number of Households	0	0	0	0	0	0	0
Of Total:							
Number of households receiving short-term rental assistance (< = 3 months)	0	0	0	0	0	0	0
Number of households assisted that were previously homeless	0	0	0	0	0	0	0
Of those, number of chronically homeless households	0	0	0	0	0	0	0

Shelter for Homeless Persons

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number of beds created in overnight shelter/other emergency housing	0	0	0	0	0	0	0
Number of homeless persons given overnight shelter	0	0	0	0	0	0	0

Homeless Prevention

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number of Persons Assisted that received emergency financial assistance to prevent homelessness	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness	0	0	0	0	0	0	0

IDIS - PR84

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Strategy Area, CFDI, and Local Target Area Report
BRYAN, TX
Program Year 2008

DATE: 12-12-09
TIME: 14:43
PAGE: 1

Totals for all Areas

Number of new businesses assisted	0
Number of existing businesses assisted	0
Number of jobs created or retained in area	0
Amount of funds leveraged	0
Number of LMI persons assisted	0
By direct benefit activities	0
By area benefit activities	0
Number of LMI households assisted	0
Number of acres of brownfields remediated	0
Number with new access to public facilities/improvements	0
Number of business facades/buildings rehabilitated	0
Slum/blight demolition	0

IX.

City of Bryan A. HOME Program Annual Performance Report Program Year 2008

A. Overview

The City of Bryan received \$427,066.00 in HOME funds in 2008 to support housing activities as identified in the 2005-09 Consolidated Plan and \$51,856.42 in program income. The chart attached indicates housing loan status (page 149).

HOME funds remaining from the previous reporting year (after payables) was: **06/CHDO, \$2,359.67 and 06/CHDO, \$65,956.20; 06/Administrative, \$28,170.01 and 07/Administrative, \$43,970.80; 07 Homeowner's Assistance, \$135,569.67 and 07/Homebuyer's Assistance, \$36,289.56.** Current reporting year grant amount was **\$427,066.00 and \$51,856.42** was generated in program income adding to a total of **\$791,238.33** available funds.

In program year 2008 \$306,685.65 was expended for HOME projects including as: **closing cost and down payment assistance: a total of \$216,694.87 (includes \$51,856.42 in program income); Housing Assistance includes \$20,403.87 from 07 program funds; program administration, \$46,452.81 (\$28,170.01- 06-funds (includes over draw from previous year of \$3230.42) and \$18,282.80 from 07 funds; CHDO, \$23,134.10 (\$2,359.67 06-funds and \$20,774.43-07).** Remaining HOME funds for the current reporting year include: \$271,719.09 (from 07 Housing Assistance, \$111,419.59 and 08 Housing Assistance, \$160,299.50) ; **07 CHDO, \$45,181.77 and 08 CHDO \$64,059.90; and 08 Homebuyers Assistance, \$31,451.11; 07 Administration, \$29,434.21 (\$25,688.00 + \$3,746.21 moved from grant utilizing use of program income –up to a 10% of current year's program income can be use to raise the 10% cap on administrative funds, from CPD Notice 97-9 Item 3 (J), and \$42,706.60 for 08 Administrative funds for a total remaining HOME funds of \$484,552.68.** More detail, HOME Activities Summaries (pages 94-99).

B. Match Requirements

The City of Bryan is not required to provide a local match for HOME expenditures associated with the 2008 program year. Generally a 25% match is required for all expenditures, excluding administration and CHDO activities, but the City was given a 50% waiver of the match requirement in previous years and a full waiver in the current reporting year. The City provided match in previous years through a variety of sources including: waivers of building permit fees on CDBG and HOME funded projects, general fund match for program delivery, sweat equity for CHDO or rehabilitation housing projects, direct homebuyer counseling provided by City funded staff and down payment and closing cost assistance to HOME eligible participants using City funds.

C. Affirmative Marketing

No Community Development Block Grant Funds or HOME funds were used for rehabilitation of multi-family rental projects this past year. The Community Development Services Department provides technical support for private developers who provide rental rehabilitation for either multi-housing or single family units. Owners of rental properties are provided with the names and phone numbers of contacts at the Brazos Valley Council of Governments, the local administrator of Section 8 Housing vouchers and certificates, to look for qualifying tenants. Also, when potential tenants contact the Community Development Office, they are provided with names and phone numbers of rental rehabilitation assistance recipients.

During the 2008 program year, considerable staff effort continued with marketing of the homebuyer's program. Staff works with local mortgage lenders, real estate agents, title companies and other housing agencies to provide program information and requirements. Staff also participated in housing fairs and spoke to a number of employee groups about CDBG and HOME funded housing programs. Staff supported efforts by the Brazos Valley Council of Governments (BVCOG), Brazos Valley Affordable Housing Corporation programs to provide down payment assistance. Staff provides extensive workshops in collaboration with College Station Community Development and the Texas A&M University Extension System for the education and counseling of first time homebuyers. Detail on homebuyer's demographics in HOME Activities Summaries (pages 94-99).

Community Development Staff continues to provide information to other city departments concerning housing and related service programs available community wide to low to moderate-income citizens. Results have been increased referrals through this marketing.

D. Minority Outreach

Community Development staff, through their minority outreach marketing plan, reached out to and promote participation in Bryan's programs by minority, female, and historically underutilized businesses:

- All projects over \$15,000 are advertised through the Bryan-College Station Eagle, a daily newspaper, and project plans are made available to all contractors through the Contractor's Bid Room and City of Bryan's Purchasing Department website.
- All contractors listed in the yellow pages of the local phone directory under general and remodeling contractors, have been contacted by staff and invited to pick up bid packages and contractor qualification documents.
- Per City policy, on all purchases exceeding \$3,000, a minority contractor is contacted and invited to bid the item or service. The City's purchasing Department maintains a list of HUBs for this purpose.
- Staff participates in the local homebuilders and purchasing associations, providing information about contracting opportunities with the City.

IX.B. SUMMARY OF ACTIVITIES – GRANTEE PERFORMANCE REPORT

2008 HOME PROGRAM

◆ Activity Name and Description:

HOME OWNER REHABILITATION ASSISTANCE/RECONSTRUCTIONS

Homes occupied by low-income owners (80% and less of median income) are improved to meet City Building Code requirements and Section 8 Housing Quality Standards. Improvements include, but are not limited to, plumbing, electrical, and structural work. Projects are completed within 18 months. Funds may be used to provide owner-occupants of dilapidated housing with technical assistance and/or closing costs when they are eligible for and able to obtain private market financing for home repair or construction of replacement housing. Funds will also be used to provide for clearance and onsite reconstruction of owner occupied single-family dwellings, which are so dilapidated that they cannot be cost effectively rehabilitated. Funds will also be used to support staffing and operational cost of this program.

● Activity #: 2007 HOME - Home Owner Assistance

Date initiated funded: 10/1/2007

National Objective: Provide Housing for Low and Moderate Income Families

Projects are: UNDERWAY

Accomplishments/Status: Staff is reviewing applications for eligible homeowner rehabilitation/reconstruction assistance and beginning initial administrative work for eligible applicants. One new reconstruction projects was completed using partial funds from the 2007 program year, HUD activity 729 for \$3,478.49 located at 1307 E. 30th Street is a reconstruction project was begun in this program year and is at <76% median income household. Additionally, a Habitat home, HUD activity 738 was funded for the acquisition and partial construction with \$16,925.38 funds expended located at 400 Baylor Street and is at 75% median income. An additional reconstruction project, 735 located at 1306 E. 21st was begun in program year 2008 with a 23% median income.

Budgeted: \$135,569.67 - \$3,746.21 (moved to administrative –following CPD Notice 97-9 Item 3 (J) up to a 10% allocation of the current year's program income can be used for administrative costs)

Expended: \$ 20,403.87

Balance: 111,419.59

◆ Activity Name and Description:

HOME OWNER REHABILITATION ASSISTANCE/RECONSTRUCTIONS

Homes occupied by low-income owners (80% and less of median income) are improved to meet City Building Code requirements and Section 8 Housing Quality Standards. Improvements include, but are not limited to, plumbing, electrical, and structural work. Projects are completed within 18 months. Funds may be used to provide owner-occupants of dilapidated housing with technical assistance and/or closing costs when they are eligible for and able to obtain private market financing for home repair or construction of replacement housing. Funds will also be used to provide for clearance and onsite reconstruction of owner occupied single-family dwellings, which are so

dilapidated that they cannot be cost effectively rehabilitated. Funds will also be used to support staffing and operational cost of this program.

- **Activity #: 2008 HOME - Home Owner Assistance**

Date initiated funded: 10/1/2008

National Objective: Provide Housing for Low and Moderate Income Families

Projects are: UNDERWAY

Accomplishments/Status: Staff is reviewing applications for eligible homeowner rehabilitation/reconstruction assistance and beginning initial administrative work for eligible applicants.

Budgeted: \$160,299.50

Expended: \$ 0.00

Balance: 160,299.50

- ◆ **Activity Name and Description:**

HOMEBUYERS ASSISTANCE

This program provides eligible homebuyers (80% and less of median income) with deferred loans for down-payment and/or closing costs. A maximum of \$7,500 in assistance will be made available for each household for down payment assistance. Additional amounts may be provided to clients who are eligible for down payment assistance in areas where a private developer has an agreement with the City to provide additional down payment assistance funds for new homes built by the developer. Expected completion is 12 months.

- **Activity #: 07 Down Payment Assistance**

Date Initiated Fund: 10/1/2007

National Objective: Provide Housing for Low and Moderate Income Families

Activity Code: UNDERWAY

Accomplishments/Status: Five first time homebuyers were provided counseling and down payment assistance with the 2007 funds and one partial funding between 2007 and 2008 funds. All homebuyers were at least 80% or below the median income with 3 between 31-50 and 80% and 3 being between 61-80%. Expended funds include down payment assistance to client and program delivery. Table of Down Payment Assistance at end of the Section.

Down Payment Housing Assistance:

Budget: \$36,289.56 + \$25,966.53 in program income

Expended: \$36,289.56 (08 funds) + \$25,966.53 program income

Balance: \$ 0.00

Activity #: 08 Down Payment Assistance

Date Initiated Fund: 10/1/2007

National Objective: Provide Housing for Low and Moderate Income Families

Activity Code: UNDERWAY

Accomplishments/Status: Nineteen homebuyers were provided counseling and down payment assistance with the 2008 funds (HUD activities: 708, 709, and 711-718, 721 - 728, 737; one partial funding between 2007 and 2008 funds, HUD activity 707. All homebuyers were at least 80% or below the median income with 3 being between 31-50%, 10 being between 51-60% and 6 being between 61-80%. Expended funds include down payment assistance to client and program delivery. Table of Down Payment Assistance is at end of the Section.

Down Payment Housing Assistance:

Budget: \$160,000.00 + \$25,889.89 in program income

Expended: \$ 128,548.89 + \$25,889.89 program income
Balance: \$ 31,451.11

◆ **Activity Name and Description:**

NEW HOUSING CONSTRUCTION ASSISTANCE:

Assistance will focus on the creation of new single-family properties for low income homebuyers. Funds will assist developers in site preparation, engineering costs, acquisition fees, professional fees, and construction financing. Expected completion time is 24 months. No new construction this reporting period.

- ◆ **COMMUNITY HOUSING DEVELOPMENT ORGANIZATION:** Funds will be made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of affordable housing units. Elder-Aid, a non-profit organization has applied for and received this status.

Activity #: 06 CHDO

Date initiated fund: 10/01/2006

National objective: Provide Housing for Low and Moderate-income families.

Activity Code: UNDERWAY

Funds will be made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of affordable housing units. Elder-Aid, a non-profit organization has applied for and received this status. Elder-Aid completed construction of one new home 501 West 15th Street (HUD activity 624), Bryan Texas in the prior year. Funds were completely expended in the 2008 program year.

Budgeted: \$2,359.67

Expended: \$2,359.67

Balance: \$ 0.00

Activity #: 07 CHDO

Date initiated fund: 10/01/2007

National objective: Provide Housing for Low and Moderate-income families.

Activity Code: UNDERWAY

Funds were made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of Affordable housing units. Elder-Aid, a non-profit organization has applied for and received this status as well as Embrace Inc. Both CHDO's are under contract with the City with Embrace beginning their project (HUD activity 699) in the 2008 program year by rehabilitating two donated houses, located at 704 and 706 Leonard Road, Bryan, Texas to be rented to low and moderate income families when completed.

Budgeted: \$65,956.20

Expended: 20,774.43

Balance: \$45,181.77

Activity #: 08 CHDO

Date initiated fund: 10/01/2008

National objective: Provide Housing for Low and Moderate-income families.

Activity Code: FUNDED

Funds will be made available to certified Community Housing Development

Organizations (CHDO) for the development, rehabilitation or acquisition of affordable housing units. The City currently has 3 approved CHDO's.

Budgeted: \$64,059.90

Expended: 0.00

Balance: \$64,059.90

◆ **Activity and Description:**

REAL PROPERTY ACQUISITION

Funds will be used for the acquisition of property being developed to meet the Housing needs of very low and low-income persons.

No funds set up in real property acquisition in the 2008 program year.

Location: Citywide

◆ **Activity and Description:**

ADMINISTRATION

This activity provides staff and related costs needed to carry out HOME activities.

These activities include the application process, project development and implementation, monitoring of project progress, labor standards compliance activities, fiscal management, preparation of environmental reviews, and any other program administration necessary to achieve the City's HOME program goals and objectives.

Activity #: 06 -Administration

Date initiated fund: 10/1/2006

Activity code: COMPLETED

Accomplishments/status: Funds will be used for staff support of HOME funded activities from HUD activity 593.

Budgeted: \$28,170.01 (includes over draw from previous year of \$3,230.42)

Expended: \$28,170.01 (includes overdraw from previous year of \$3,230.42)

Balance: \$ 0.00

Activity #: 07-Administration

Date initiated fund: 10/01/2007

Activity code: UNDERWAY

Accomplishments/status: Funds will be used for staff support of HOME funded activities. A payable was made of \$1,852.30 (HUD activity 710).

Budgeted: \$43,970.80 + \$3746.21 (use of program income up to 10% allowance-CPD

Notice 97-9 Item 3 (J))

Expended: \$18,282.80

Balance: \$ 29,434.21

Activity #: 08-Administration

Date initiated fund: 10/01/2007

Activity code: FUNDED

Accomplishments/status: Funds will be used for staff support of HOME funded activities.

Budgeted: \$42,706.60

Expended: 0.00

Balance: \$42,706.60

Remaining HOME Balances

Activity	Prior year Balances Before Expenditures	Balance (current year grant, 08) before expenditures	Expenditures (includes payables and program income)	Balance After Expenditures (includes payables)
Housing Assistance 07	\$135,569.67 – up to 10% program income moved to adm. \$3746.21	\$160,299.50	\$20,403.87	\$111,419.59 (07) + \$160,299.50 (08)=\$271,719.09
Homebuyer's Assistance	\$36,289.56 (07)	\$160,000.00 + \$51,856.42 program income	\$164,838.45 + \$51,856.42 P.I.	\$31,451.11
CHDO 06	\$2,359.67		\$2,359.67	\$0.00
CHDO 07	\$65,956.20		\$20,774.43	\$45,181.77
CHDO 08		\$64,059.90	\$0.00	\$64,059.90
Administrative 06	\$28,170.01		\$28,170.01	\$0.00
Administrative 07	\$43,970.80	+ up to 10% usage of program income- \$3,746.21	\$18,282.80	\$29,434.21
Administrative 08		42,706.60	\$0.00	\$42,706.60
Total	\$312,315.91	\$427,066.00 + \$51,856.42 P.I.	\$306,685.65	484,552.68

HUD #	Description	Original Budget	Income Level	Balance from prior yr	Budget Changes	Program Income	Available to Draw	Expenditures FY 2007-08
	Down-payment Assistance 2007 and 2008	36,289.50 +\$160,000.00						
695	1406 Lincoln		63%		106.64	9,818.67	9,925.31	9,925.31
700	405 N. Reed		36%		5,894.27	10,355.61	16,249.88	16,249.88
701	210 S. Gordon		79%		9,312.94	1,568.07	10,881.01	10,881.01
702	2396 Driftwood		78%		8,423.53	2,492.02	10,915.55	10,915.55
703	1102 Cottage Grove		46%		8,091.28	1,732.16	9,823.44	9,823.44
708	409 Silkwood		61%		4,911.64	3,794.80	8,706.44	8,706.44
707	3319 Missouri		44%		8,430.01		8,430.01	8,430.01
709	605 W. Pruitt		55%		4,920.47	3,900.80	8,821.27	8,821.27
712	936 Navidad		68%		8,739.47		8,739.47	8,739.47
711	2549 Allen Ridge		55%		4,745.55	3,560.83	8,306.38	8,306.38
715	810 Rio Grande		59%		8,000.98		8,000.98	8,000.98
714	2902 Arizona		53%		4,656.89	3,606.03	8,262.92	8,262.92
713	4509 Carter Creek #9		51%		8,402.13		8,402.13	8,402.13
718	3006 First Street		68%		8,303.22		8,303.22	8,303.22
716	1820 Gettysburg		74%		8,185.33		8,185.33	8,185.33
717	2100 Windsor #20		51%		8,056.74		8,056.74	8,056.74
726	4502 Cheyenne Circle		66%		4,584.97	3,757.58	8,342.55	8,342.55
721	717 B. Broadmoor		60%		8,284.50		8,284.50	8,284.50
722	4007 Shawnee Circle		67%		8,718.16		8,718.16	8,718.16
727	3300 Augusta		60%		8,223.86		8,223.86	8,223.86
737	603 W. 22 nd Street		56%		4,372.67	3,703.20	8,075.87	8,075.87
723	1301 Aggie Way		42%		8,028.25		8,028.25	8,028.25
724	1316 Patsy's Glen		38%		8,053.91		8,053.91	8,093.91
728	1312 Patsy's Glen		59%		4,635.86	3,566.65	8,202.51	8,202.51
736	1106 E. 27 th Not completed at end of year.				805.19		805.19	805.19

Grantee Performance Report
HOME Entitlement Program

Office of Community Planning & Development

1.Name of Grantee City of Bryan	2.Grant Number M 08 MC 480229	3.Report period From: 10/01/2008-09/30/2009
------------------------------------	----------------------------------	--

Part I: Summary of HOME Resources		
1. Unexpended HOME Funds at end of previous period	\$	312,315.91
2. Entitlement Grant from HOME Grant		427,066.00
3. Program Income		51,856.42
4. Total HOME Funds available for use during this report period	\$	791,238.33

Part II: Summary of HOME Expenditures		
5. Total expended for HOME activities	\$	260,232.84
6. Total expended for Planning & Administration	\$	46,452.81
7. Total expenditures (line 5 plus line 6)	\$	306,685.65
8. Unexpended balance (line 4 minus line 7)		\$484,552.68

Administrative cap raised by \$3,746.21 to utilize CPD Notice 97-9 Item 3 (J) using up to a 10% allocation of current year's program income.

IDIS report reflects AD subfund raised, but does not reflect a lowered grant amount. IDIS technical support stated that the system would automatically deduct the amount added to the AD subfund from the grant, but it did not. Technical support was requested to correct the error. The total ending balance for HOME is correct on IDIS.

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	This report is for period (mm/dd/yyyy) Starting 10/01/2008	Ending 09/30/2009	Date Submitted (mm/dd/yyyy) 12/20/2009
--	--	----------------------	---

Part I Participant Identification

1. Participant Number MC480229	2. Participant Name City of Bryan, Texas	4. Phone Number (Include Area Code) 979-209-5173
3. Name of Person completing this report Art Roach	6. City Bryan	7. State TX
5. Address 405 W 28th St	8. Zip Code 77803	

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 0	2. Amount received during Reporting Period \$51,856	3. Total amount expended during Reporting Period \$51,856	4. Amount expended for Tenant-Based Rental Assistance 0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 0
--	--	--	--	--

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	0					
2. Dollar Amount	0					
B. Sub-Contracts						
1. Number	0					
2. Dollar Amount	0					
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	0					
2. Dollar Amount	0					
D. Sub-Contracts						
1. Number	0					
2. Dollar Amounts	0					

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	0
2. Businesses Displaced	0	0
3. Nonprofit Organizations Displaced	0	0
4. Households Temporarily Relocated, not Displaced	0	0

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					

HOME IDIS Report Concerns

HOME:

HOME Report PR01 reflects program income correctly, but PR09 reflects \$44,586.65 receipted and \$40,828.99 drawn. Total program income receipted and drawn was \$51,856.42.

HUD activity 700 (Home buyers down payment assistance): \$269.80 was drawn on voucher number 1668895 from activity 700 on (5/1/09) for program year 2008. The draw was mistakenly taken out of AD and not EN. This is not an administrative eligible expense, but it is an eligible grant project expense for that activity in program year 2008. Per our conversation on 12/9/2009 it is our understanding that you can reverse the draw made on the AD funds and apply it toward the grant funds, which is where it should have been drawn. This will lower the en funds on that activity to match the expenses and add back this amount to the AD funds. This action has also added this amount (\$269.80) to the AD fund showing an incorrect amount of available administrative funds for the 2007 program year (report PR35). Please respond by email that this can be done and that IDIS will provide corrective action. We understand it may take some time since there are issues with IDIS reports currently that also need to be corrected.

We have elected to increase the 2007 administrative funds, above the 10% CAP, by \$3746.21, which is allowable according to CPD Notice 97-9 Item III (J) which allows up to 10% of program income funds to be used for administrative expenses. We had contacted our Houston HUD Financial Representative to make sure we could do this before we proceeded (see attached PDF email). When we contacted IDIS for assistance on how to accomplish this we were told to add the amount to the AD sub account and the IDIS system would automatically deduct this amount from the EN available for projects. According to IDIS report PR35, the system did add this amount to the 2007 administrative funds, but it did not deduct from the 2007 available EN HOME funds.

The accumulative effect of both of these actions has caused the 2007 AD funds to appear to be over allocated by \$4,016.01 (See PDF PR35 report). This has been reported to the IDIS support line for assistance in correcting.

U.S. DEPARTMENT OF HOUSING AND URBAN
 DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 PR27 - (01 of 12) Commitments from Authorized Funds

IDIS

(A) Fiscal Year	(B) Total Authorization	(C) Admin/OP Reservation	(E) Amount Reserved to CHDOS	(F) % CHDO Rsvd	(G) Reservations to Other Entities	(H) PJ Committed to Activities	(I) Total Authorized Commitments	(K) % of Auth Cmtd
1996	\$500,000.00	\$50,000.00	\$75,000.00	15.0%	\$0.00	\$375,000.00	\$450,000.00	100.0%
1997	\$348,000.00	\$34,900.00	\$52,350.00	15.0%	\$0.00	\$261,750.00	\$314,100.00	100.0%
1998	\$370,000.00	\$37,000.00	\$55,500.00	15.0%	\$0.00	\$277,500.00	\$333,000.00	100.0%
1999	\$400,000.00	\$40,000.00	\$60,000.00	15.0%	\$0.00	\$300,000.00	\$360,000.00	100.0%
2000	\$399,000.00	\$39,900.00	\$59,850.00	15.0%	\$0.00	\$298,250.00	\$359,100.00	100.0%
2001	\$445,000.00	\$44,500.00	\$66,750.00	15.0%	\$0.00	\$333,750.00	\$400,500.00	100.0%
2002	\$442,000.00	\$44,200.00	\$66,300.00	15.0%	\$0.00	\$331,500.00	\$397,800.00	100.0%
2003	\$503,123.00	\$50,312.50	\$75,468.75	15.0%	\$0.00	\$377,341.75	\$452,810.50	100.0%
2004	\$500,388.00	\$50,038.80	\$75,058.20	15.0%	\$0.00	\$353,291.00	\$450,349.20	100.0%
2005	\$471,684.00	\$47,168.40	\$70,752.60	15.0%	\$0.00	\$353,763.00	\$424,515.60	100.0%
2006	\$444,311.00	\$44,431.10	\$66,646.65	15.0%	\$0.00	\$333,233.25	\$399,879.90	100.0%
2007	\$439,708.00	\$43,970.80	\$65,956.20	15.0%	\$0.00	\$329,781.00	\$395,737.20	100.0%
2008	\$427,066.00	\$42,706.60	\$0.00	0.0%	\$0.00	\$112,709.42	\$112,709.42	36.4%
2009	\$474,706.00	\$47,470.60	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	10.0%
Total	\$6,165,986.00	\$616,598.80	\$789,632.40	12.8%	\$0.00	\$4,060,869.42	\$4,850,501.82	88.7%

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR27 - (02 of 12) Program Income (PI)

DATE: 12/16/2009
TIME: 5:00:19 pm
PAGE: 2/2

Fiscal Year	Program Income Receipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
1997	\$24,176.18	\$24,176.18	100.0%	\$24,176.18	\$0.00	\$24,176.18	100.0%
1998	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	
1999	\$12,000.00	\$12,000.00	100.0%	\$12,000.00	\$0.00	\$12,000.00	100.0%
2000	\$16,087.50	\$16,087.50	100.0%	\$16,087.50	\$0.00	\$16,087.50	100.0%
2001	\$22,937.24	\$22,937.24	100.0%	\$22,937.24	\$0.00	\$22,937.24	100.0%
2002	\$12,208.50	\$12,208.50	100.0%	\$12,208.50	\$0.00	\$12,208.50	100.0%
2003	\$27,100.25	\$27,100.25	100.0%	\$27,100.25	\$0.00	\$27,100.25	100.0%
2004	\$34,863.01	\$34,863.01	100.0%	\$34,863.01	\$0.00	\$34,863.01	100.0%
2005	\$40,541.80	\$40,541.80	100.0%	\$40,541.80	\$0.00	\$40,541.80	100.0%
2006	\$42,561.40	\$42,561.40	100.0%	\$42,561.40	\$0.00	\$42,561.40	100.0%
2007	\$56,779.70	\$56,779.70	100.0%	\$56,779.70	\$0.00	\$56,779.70	100.0%
2008	\$51,856.42	\$51,856.42	100.0%	\$51,856.42	\$0.00	\$51,856.42	100.0%
2009	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	
Total	\$341,112.00	\$341,112.00	100.0%	\$341,112.00	\$0.00	\$341,112.00	100.0%

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR27 - (03 of 12) Disbursements

DATE: 12/12/2009
TIME: 2:48:49 pm
PAGE: 2/2

(A) Fiscal Year	(B) Total Authorization	(C) Disbursed	(D) Returned	(E) Net Disbursed	(F) Disbursed Pending Approval	(G) Total Disbursed	(H) % Disb	(I) Grant Balance
1996	\$500,000.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00	\$500,000.00	100.0%	\$0.00
1997	\$349,000.00	\$349,000.00	\$0.00	\$349,000.00	\$0.00	\$349,000.00	100.0%	\$0.00
1998	\$370,000.00	\$370,000.00	\$0.00	\$370,000.00	\$0.00	\$370,000.00	100.0%	\$0.00
1999	\$400,000.00	\$407,917.65 (\$7,917.65)	\$0.00	\$400,000.00	\$0.00	\$400,000.00	100.0%	\$0.00
2000	\$399,000.00	\$399,000.00	\$0.00	\$399,000.00	\$0.00	\$399,000.00	100.0%	\$0.00
2001	\$445,000.00	\$445,000.00	\$0.00	\$445,000.00	\$0.00	\$445,000.00	100.0%	\$0.00
2002	\$442,000.00	\$442,000.00	\$0.00	\$442,000.00	\$0.00	\$442,000.00	100.0%	\$0.00
2003	\$503,123.00	\$503,123.00	\$0.00	\$503,123.00	\$0.00	\$503,123.00	100.0%	\$0.00
2004	\$500,388.00	\$500,388.00	\$0.00	\$500,388.00	\$0.00	\$500,388.00	100.0%	\$0.00
2005	\$471,684.00	\$471,684.00	\$0.00	\$471,684.00	\$0.00	\$471,684.00	100.0%	\$0.00
2006	\$444,311.00	\$444,311.00	\$0.00	\$444,311.00	\$0.00	\$444,311.00	100.0%	\$0.00
2007	\$439,708.00	\$369,108.03	\$0.00	\$369,108.03	\$0.00	\$369,108.03	83.9%	\$70,599.97
2008	\$427,066.00	\$13,113.29	\$0.00	\$13,113.29	\$0.00	\$13,113.29	3.1%	\$413,952.71
2009	\$474,706.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$474,706.00
Total	\$6,165,986.00	\$5,214,644.97 (\$7,917.65)	\$5,206,727.32	\$5,206,727.32	\$0.00	\$5,206,727.32	84.4%	\$959,258.68

(A) Fiscal Year	(B) Authorized for Activities	(C) Amount Committed to Activities	(D) % Cmt'd	(E) Disbursed Returned	(F)	(G) Net Disbursed	(H) % Net Disb	(I) Disbursed Pending Approval	(J) Total Disbursed	(K) % Disb
1996	450,000.00	\$450,000.00	100.0%	\$450,000.00	\$0.00	\$450,000.00	100.0%	\$0.00	\$450,000.00	100.0%
1997	314,100.00	\$314,100.00	100.0%	\$314,100.00	\$0.00	\$314,100.00	100.0%	\$0.00	\$314,100.00	100.0%
1998	333,000.00	\$333,000.00	100.0%	\$333,000.00	\$0.00	\$333,000.00	100.0%	\$0.00	\$333,000.00	100.0%
1999	360,000.00	\$360,000.00	100.0%	\$360,000.00	\$0.00	\$360,000.00	100.0%	\$0.00	\$360,000.00	100.0%
2000	359,100.00	\$359,100.00	100.0%	\$359,100.00	\$0.00	\$359,100.00	100.0%	\$0.00	\$359,100.00	100.0%
2001	400,500.00	\$400,500.00	100.0%	\$400,500.00	\$0.00	\$400,500.00	100.0%	\$0.00	\$400,500.00	100.0%
2002	397,800.00	\$397,800.00	100.0%	\$397,800.00	\$0.00	\$397,800.00	100.0%	\$0.00	\$397,800.00	100.0%
2003	452,810.50	\$452,810.50	100.0%	\$452,810.50	\$0.00	\$452,810.50	100.0%	\$0.00	\$452,810.50	100.0%
2004	450,349.20	\$450,349.20	100.0%	\$450,349.20	\$0.00	\$450,349.20	100.0%	\$0.00	\$450,349.20	100.0%
2005	424,515.60	\$424,515.60	100.0%	\$424,515.60	\$0.00	\$424,515.60	100.0%	\$0.00	\$424,515.60	100.0%
2006	399,879.90	\$399,879.90	100.0%	\$399,879.90	\$0.00	\$399,879.90	100.0%	\$0.00	\$399,879.90	100.0%
2007	395,737.20	\$395,737.20	100.0%	\$395,737.20	\$0.00	\$395,737.20	100.0%	\$0.00	\$395,737.20	100.0%
2008	384,359.40	\$112,709.42	29.3%	\$13,113.29	\$0.00	\$13,113.29	3.4%	\$0.00	\$13,113.29	3.4%
2009	427,235.40	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
Total	5,549,387.20	\$4,850,501.82	87.4%	\$4,705,723.92	\$0.00	\$4,705,723.92	84.8%	\$0.00	\$4,705,723.92	84.8%

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR27 - (05 of 12) Administrative Funds (AD)

DATE: 12/12/2009
TIME: 2:54:41 pm
PAGE: 2/2

Fiscal Year	Authorized Amount	Amount Authorized from PI	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	Available to Disburse
1996	\$50,000.00	\$0.00	\$50,000.00	100.0%	\$0.00	\$50,000.00	100.0%	\$0.00
1997	\$34,900.00	\$2,417.61	\$34,900.00	93.5%	\$2,417.61	\$34,900.00	100.0%	\$0.00
1998	\$37,000.00	(\$0.01)	\$37,000.00	100.0%	-\$0.01	\$37,000.00	100.0%	\$0.00
1999	\$40,000.00	\$1,200.00	\$40,000.00	97.1%	\$1,200.00	\$40,000.00	100.0%	\$0.00
2000	\$39,900.00	\$1,608.75	\$39,900.00	96.1%	\$1,608.75	\$39,900.00	100.0%	\$0.00
2001	\$44,500.00	\$2,293.72	\$44,500.00	95.1%	\$2,293.72	\$44,500.00	100.0%	\$0.00
2002	\$44,200.00	\$1,220.85	\$44,200.00	97.3%	\$1,220.85	\$44,200.00	100.0%	\$0.00
2003	\$50,312.30	\$2,710.02	\$50,312.50	94.9%	\$2,709.82	\$50,312.50	100.0%	\$0.00
2004	\$50,038.80	\$3,486.30	\$50,038.80	93.5%	\$3,486.30	\$50,038.80	100.0%	\$0.00
2005	\$47,168.40	\$4,054.18	\$47,168.40	92.1%	\$4,054.18	\$47,168.40	100.0%	\$0.00
2006	\$44,431.10	\$4,256.14	\$44,431.10	91.3%	\$4,256.14	\$44,431.10	100.0%	\$0.00
2007	\$49,648.77	\$5,677.97	\$43,970.80	79.5%	\$11,355.94	\$18,552.60	42.2%	\$25,418.20
2008	\$47,892.24	\$5,185.64	\$42,706.60	80.5%	\$10,371.28	\$0.00	0.0%	\$42,706.60
2009	\$47,470.60	(\$0.01)	\$47,470.60	100.0%	-\$0.01	\$0.00	0.0%	\$47,470.60
Total	\$627,462.21	\$34,111.16	\$616,598.80	93.2%	\$44,974.57	\$501,003.40	81.3%	\$115,595.40

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN

DEVELOPMENT

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR27 - (07 of 12) CHDO FUNDS (CR)

DATE: 12/16/2009
TIME: 5:05:48 pm
PAGE: 2/2

Fiscal Year	CHDO Requirement	Amount Reserved to CHDOS	% Req Rsvd	Funds Committed to Activities	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1996	\$75,000.00	\$75,000.00	100.0%	\$75,000.00	100.0%	\$0.00	\$75,000.00	100.0%	\$0.00
1997	\$52,350.00	\$52,350.00	100.0%	\$52,350.00	100.0%	\$0.00	\$52,350.00	100.0%	\$0.00
1998	\$55,500.00	\$55,500.00	100.0%	\$55,500.00	100.0%	\$0.00	\$55,500.00	100.0%	\$0.00
1999	\$60,000.00	\$60,000.00	100.0%	\$60,000.00	100.0%	\$0.00	\$60,000.00	100.0%	\$0.00
2000	\$59,850.00	\$59,850.00	100.0%	\$59,850.00	100.0%	\$0.00	\$59,850.00	100.0%	\$0.00
2001	\$66,750.00	\$66,750.00	100.0%	\$66,750.00	100.0%	\$0.00	\$66,750.00	100.0%	\$0.00
2002	\$66,300.00	\$66,300.00	100.0%	\$66,300.00	100.0%	\$0.00	\$66,300.00	100.0%	\$0.00
2003	\$75,468.45	\$75,468.75	100.0%	\$75,468.75	100.0%	\$0.00	\$75,468.75	100.0%	\$0.00
2004	\$75,058.20	\$75,058.20	100.0%	\$75,058.20	100.0%	\$0.00	\$75,058.20	100.0%	\$0.00
2005	\$70,752.60	\$70,752.60	100.0%	\$70,752.60	100.0%	\$0.00	\$70,752.60	100.0%	\$0.00
2006	\$66,646.65	\$66,646.55	100.0%	\$66,646.55	100.0%	\$0.00	\$66,646.55	100.0%	\$0.00
2007	\$65,956.20	\$65,956.20	100.0%	\$65,956.20	100.0%	\$0.00	\$20,774.43	31.5%	\$45,181.77
2008	\$64,059.90	\$0.00	0.0%	\$0.00		\$0.00	\$0.00		\$0.00
2009	\$71,205.90	\$0.00	0.0%	\$0.00		\$0.00	\$0.00		\$0.00
Total	\$924,897.90	\$789,632.40	85.4%	\$789,632.40	100.0%	\$0.00	\$744,450.63	94.3%	\$45,181.77

DATE: 12/16/2009

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

IDIS

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) Committed Amount	(E) Net Disbursed for Activities	(F) Net Disbursed for Admin/OP	(G) Net Disbursed	(H) Disbursed Pending Approval	(I) Total Available to Disbursed	(J) Disburse
1996	\$500,000.00	\$0.00	\$450,000.00	\$450,000.00	\$50,000.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00
1997	\$349,000.00	\$24,176.18	\$338,276.18	\$338,276.18	\$34,900.00	\$373,176.18	\$0.00	\$373,176.18	\$0.00
1998	\$370,000.00	\$0.00	\$333,000.00	\$333,000.00	\$37,000.00	\$370,000.00	\$0.00	\$370,000.00	\$0.00
1999	\$400,000.00	\$12,000.00	\$372,000.00	\$372,000.00	\$40,000.00	\$412,000.00	\$0.00	\$412,000.00	\$0.00
2000	\$399,000.00	\$16,087.50	\$375,187.50	\$375,187.50	\$39,900.00	\$415,087.50	\$0.00	\$415,087.50	\$0.00
2001	\$445,000.00	\$22,937.24	\$423,437.24	\$423,437.24	\$44,500.00	\$467,937.24	\$0.00	\$467,937.24	\$0.00
2002	\$442,000.00	\$12,208.50	\$410,008.50	\$410,008.50	\$44,200.00	\$454,208.50	\$0.00	\$454,208.50	\$0.00
2003	\$503,123.00	\$27,100.25	\$479,910.75	\$479,910.75	\$50,312.50	\$530,223.25	\$0.00	\$530,223.25	\$0.00
2004	\$500,388.00	\$34,863.01	\$485,212.21	\$485,212.21	\$50,038.80	\$535,251.01	\$0.00	\$535,251.01	\$0.00
2005	\$471,684.00	\$40,541.80	\$465,057.40	\$465,057.40	\$47,168.40	\$512,225.80	\$0.00	\$512,225.80	\$0.00
2006	\$444,311.00	\$42,561.40	\$442,441.30	\$442,441.30	\$44,431.10	\$486,872.40	\$0.00	\$486,872.40	\$0.00
2007	\$439,708.00	\$56,779.70	\$452,516.90	\$407,335.13	\$18,552.60	\$425,887.73	\$0.00	\$425,887.73	\$70,599.97
2008	\$427,066.00	\$51,856.42	\$164,565.84	\$64,969.71	\$0.00	\$64,969.71	\$0.00	\$64,969.71	\$413,952.71
2009	\$474,706.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$474,706.00
Total	\$6,165,986.00	\$341,112.00	\$5,191,613.82	\$5,046,835.92	\$501,003.40	\$5,547,839.32	\$0.00	\$5,547,839.32	\$959,258.68

DATE: 12/12/2009

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

IDIS

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) % Committed for Activities	(E) % Disb for Activities	(F) % Disb for Admin/OP	(G) % Net Disbursed	(H) % Disbursed Pending (I) % Total Approval Disbursed	(J) % Available to Disburse
1996	\$500,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	0.0%
1997	\$349,000.00	\$24,176.18	96.9%	90.6%	9.4%	100.0%	0.0%	0.0%
1998	\$370,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	0.0%
1999	\$400,000.00	\$12,000.00	93.0%	90.3%	9.7%	100.0%	0.0%	0.0%
2000	\$399,000.00	\$16,087.50	94.0%	90.4%	9.6%	100.0%	0.0%	0.0%
2001	\$445,000.00	\$22,937.24	95.2%	90.5%	9.5%	100.0%	0.0%	0.0%
2002	\$442,000.00	\$12,208.50	92.8%	90.3%	9.7%	100.0%	0.0%	0.0%
2003	\$503,123.00	\$27,100.25	95.4%	90.5%	9.5%	100.0%	0.0%	0.0%
2004	\$500,388.00	\$34,863.01	97.0%	90.7%	9.3%	100.0%	0.0%	0.0%
2005	\$471,684.00	\$40,541.80	98.6%	90.8%	9.2%	100.0%	0.0%	-0.0%
2006	\$444,311.00	\$42,561.40	99.6%	90.9%	9.1%	100.0%	0.0%	0.0%
2007	\$439,708.00	\$56,779.70	102.9%	82.0%	3.7%	85.8%	0.0%	14.2%
2008	\$427,066.00	\$51,856.42	38.5%	13.6%	0.0%	13.6%	0.0%	86.4%
2009	\$474,706.00	\$0.00	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Total	\$6,165,986.00	\$341,112.00	84.2%	77.6%	7.7%	85.3%	0.0%	14.7%

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR22 (2 of 3) - Status of HOME Activities - Entitlement

DATE: 12/28/2009
TIME: 12:48:02 pm
PAGE: 2/3

Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Home Units	Home Units	Commit Date	Committed Amount	Drawn Amount	PCT
NEW CONSTRUCTION	624	1108 N. STERLING , BRYAN TX, 77802	Final Draw	01/27/09	0	0	12/30/99	\$133,293.30	\$133,293.30	100.00%
REHABILITATION	732	400 Baylor Street , Bryan TX, 77803	Cancelled	11/02/09	0	0	12/30/99	\$0.00	\$0.00	0.00%
ACQUISITION ONLY	733	1331 Antone , Bryan TX, 77802	Cancelled	09/30/09	0	0	12/30/99	\$0.00	\$0.00	0.00%
	680	2900 GEORGIA , BRYAN TX, 77802	Completed	09/30/09	1	1	08/26/08	\$9,572.55	\$9,572.55	100.00%
	681	402 N. BAYLOR , BRYAN TX, 77803	Completed	09/30/09	1	1	08/26/08	\$8,364.27	\$8,364.27	100.00%
	682	2212 B. YOUNG PLACE , BRYAN TX, 77801	Completed	09/30/09	1	1	09/26/08	\$8,659.56	\$8,659.56	100.00%
	695	1406 LINCOLN , BRYAN TX, 77802	Completed	09/30/09	1	1	12/17/08	\$9,925.31	\$9,925.31	100.00%
	700	405 N. REED , BRYAN TX, 77802	Completed	09/30/09	1	1	02/19/09	\$16,249.87	\$16,249.87	100.00%
	701	210 S. GORDON , BRYAN TX, 77802	Completed	09/30/09	1	1	03/25/09	\$10,881.01	\$10,881.01	100.00%
	702	2396 DRIFTWOOD , BRYAN TX, 77803	Completed	09/30/09	1	1	03/25/09	\$10,915.55	\$10,915.55	100.00%
	703	1102 COTTAGE GROVE , BRYAN TX, 77802	Completed	09/30/09	1	1	03/25/09	\$9,823.44	\$9,823.44	100.00%
	707	3319 MISSOURI , BRYAN TX, 77802	Completed	09/30/09	1	1	04/30/09	\$8,430.01	\$8,430.01	100.00%
	708	409 SILKWOOD , BRYAN TX, 77806	Completed	09/30/09	1	1	04/30/09	\$8,706.44	\$8,706.44	100.00%
	709	605 W. PRUITT , BRYAN TX, 77806	Completed	09/30/09	1	1	04/30/09	\$8,821.27	\$8,821.27	100.00%
	711	2549 ALLEN RIDGE , BRYAN TX, 77803	Completed	09/30/09	1	1	06/09/09	\$8,306.38	\$8,306.38	100.00%
	712	936 NAVIDAD , BRYAN TX, 77802	Completed	09/30/09	1	1	06/09/09	\$8,739.47	\$8,739.47	100.00%
	713	4509 CARTER CREEK , BRYAN TX, 77802	Completed	09/30/09	1	1	07/21/09	\$8,402.13	\$8,402.13	100.00%
	714	2902 ARIZONA , BRYAN TX, 77802	Completed	09/30/09	1	1	07/21/09	\$8,262.92	\$8,262.92	100.00%
	715	810 RIO GRANE , BRYAN TX, 77802	Completed	09/30/09	1	1	07/21/09	\$8,000.98	\$8,000.98	100.00%
	716	1920 GETTSBURG , BRYAN TX, 77802	Completed	09/30/09	1	1	07/21/09	\$8,185.33	\$8,185.33	100.00%
	717	2100 WINDSOR , BRYAN TX, 77802	Completed	09/30/09	1	1	07/21/09	\$8,056.74	\$8,056.74	100.00%
	718	3006 FIRST , BRYAN TX, 77802	Completed	09/30/09	1	1	07/21/09	\$8,303.22	\$8,303.22	100.00%
	721	717B Broadmoor , Bryan TX, 77802	Completed	09/30/09	1	1	08/19/09	\$8,284.50	\$8,284.50	100.00%
	722	4007 Shawnee Circle , Bryan TX, 77802	Completed	09/30/09	1	1	08/19/09	\$8,718.16	\$8,718.16	100.00%
	723	1301 Aggie Way , Bryan TX, 77802	Completed	09/30/09	1	1	08/19/09	\$8,028.25	\$8,028.25	100.00%
	724	1316 Patsy , Bryan TX, 77802	Completed	09/30/09	1	1	08/19/09	\$8,053.91	\$8,053.91	100.00%
	725	4526 Woodbend , Bryan TX, 77802	Cancelled	11/09/09	0	0	12/30/99	\$0.00	\$0.00	0.00%
	726	4205 Cheyenne Circle , Bryan TX, 77802	Completed	09/30/09	1	1	08/19/09	\$8,342.55	\$8,342.55	100.00%
	727	3300 Augusta , Bryan TX, 77802	Completed	09/30/09	1	1	08/19/09	\$8,173.86	\$8,173.86	100.00%
	728	1312 Patsy , Bryan TX, 77802	Completed	09/30/09	1	1	09/23/09	\$8,202.51	\$8,202.51	100.00%
	736	1106 E. 27th Street , Bryan TX, 77803	Final Draw	11/13/09	0	0	12/30/99	\$805.19	\$805.19	100.00%
	737	603 W. 22nd , Bryan TX, 77780	Completed	09/30/09	1	1	09/28/09	\$8,075.87	\$8,075.87	100.00%
ACQUISITION AND REHABILITATION	696	1307 E. 30TH STREET , BRYAN TX, 77802	Cancelled	08/19/09	0	0	12/30/99	\$0.00	\$0.00	0.00%
ACQUISITION AND NEW CONSTRUCTION	699	704 LEONARD DRIVE , BRYAN TX, 77802	Open	01/27/09	0	0	12/30/99	\$32,978.10	\$20,774.43	62.99%
	738	400 Baylor , Bryan TX, 77802	Open	11/13/09	0	0	12/30/99	\$30,000.00	\$16,925.38	56.42%

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR25 - Subgranted

DATE: 12/17/2009
TIME: 9:10:32 am
PAGE: 2/3

Fiscal Year	CHDO Name	Fund Type	Amount Reserved	Amount Committed	Balance to Commit	% Reserved	Amount Disbursed	% Disbursed
1996	ELDER-AID	CR	\$75,000.00	\$75,000.00	\$0.00	100.0%	\$75,000.00	100.0%
	Fund Type Total for 1996 CR		\$75,000.00	\$75,000.00	\$0.00	100.0%	\$75,000.00	100.0%
1997	ELDER-AID	CR	\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	100.0%
	Fund Type Total for 1997 CR		\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	100.0%
1998	ELDER-AID	CR	\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	100.0%
	Fund Type Total for 1998 CR		\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	100.0%
1999	ELDER-AID	CR	\$60,000.00	\$60,000.00	\$0.00	100.0%	\$60,000.00	100.0%
	Fund Type Total for 1999 CR		\$60,000.00	\$60,000.00	\$0.00	100.0%	\$60,000.00	100.0%
2000	ELDER-AID	CR	\$59,850.00	\$59,850.00	\$0.00	100.0%	\$59,850.00	100.0%
	Fund Type Total for 2000 CR		\$59,850.00	\$59,850.00	\$0.00	100.0%	\$59,850.00	100.0%
2001	ELDER-AID	CR	\$66,750.00	\$66,750.00	\$0.00	100.0%	\$66,750.00	100.0%
	Fund Type Total for 2001 CR		\$66,750.00	\$66,750.00	\$0.00	100.0%	\$66,750.00	100.0%
2002	ELDER-AID	CR	\$66,300.00	\$66,300.00	\$0.00	100.0%	\$66,300.00	100.0%
	Fund Type Total for 2002 CR		\$66,300.00	\$66,300.00	\$0.00	100.0%	\$66,300.00	100.0%
2003	ELDER-AID	CR	\$75,468.75	\$75,468.75	\$0.00	100.0%	\$75,468.75	100.0%
	Fund Type Total for 2003 CR		\$75,468.75	\$75,468.75	\$0.00	100.0%	\$75,468.75	100.0%
2004	ELDER-AID	CR	\$75,058.20	\$75,058.20	\$0.00	100.0%	\$75,058.20	100.0%
	Fund Type Total for 2004 CR		\$75,058.20	\$75,058.20	\$0.00	100.0%	\$75,058.20	100.0%
2005	ELDER-AID	CR	\$70,752.60	\$70,752.60	\$0.00	100.0%	\$70,752.60	100.0%
	Fund Type Total for 2005 CR		\$70,752.60	\$70,752.60	\$0.00	100.0%	\$70,752.60	100.0%
2006	ELDER-AID	CR	\$66,646.65	\$66,646.65	\$0.00	100.0%	\$66,646.65	100.0%
	Fund Type Total for 2006 CR		\$66,646.65	\$66,646.65	\$0.00	100.0%	\$66,646.65	100.0%
2007	ELDER-AID	CR	\$65,956.20	\$65,956.20	\$0.00	100.0%	\$65,956.20	31.5%
	Fund Type Total for 2007 CR		\$65,956.20	\$65,956.20	\$0.00	100.0%	\$65,956.20	31.5%
	Total for 2007		\$65,956.20	\$65,956.20	\$0.00	100.0%	\$65,956.20	1

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR25 - Subgranted

DATE: 12/17/2009
TIME: 9:10:32 am
PAGE: 3/3

Fiscal Year	CHDO Name	Fund Type	Amount Reserved	Amount Committed	Balance to Commit	% to Committed Reserved	Amount Disbursed	% Disbursed Committed
		CR	\$789,632.40	\$789,632.40	\$0.00	100.0%	\$744,450.63	94.3%
Total for All Years			\$789,632.40	\$789,632.40	\$0.00	100.0%	\$744,450.63	94.3%
Grand Total								

IDIS

Fiscal Fund Year Type	Balance to Reserve
2008 CR	\$64,059.90
2009 CR	\$71,205.90

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR25 - Not Subgranted

DATE: 12/17/2009
TIME: 9:08:33 am
PAGE: 2/2

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
HOME

Housing Performance Report - BRYAN , TX

Date: 12-24-09
Time: 10:27
Page: 1

Program HOME

Date Range

Home Tenure Type Rental , Homebuyer , Homeowner Rehab, TBRA

Objectives	Availability / Accessibility		Outcomes		Sustainability		Total by Objective		# of Total Units Brought to Property Standard		Of the Total Units, the # occupied by Households <= 80% AMI	
	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	2	154,201.00	0	0.00	0	0.00	2	154,201.00	2	154,201.00	2	154,201.00
Decent Housing	1	9,572.55	384	4,516,526.66	1	97,105.57	386	4,623,204.78	386	4,623,204.78	386	4,623,204.78
Economic Opportunity	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Total by Outcome	3	163,773.55	384	4,516,526.66	1	97,105.57	388	4,777,405.78	388	4,777,405.78	388	4,777,405.78

IX. I. HOME Match Report

The City of Bryan received a 100% waiver on the match requirement for HOME funds for program year 2008/09.

X. Program Evaluation and Assessment of 5 Year Goals and Objectives

The program has made considerable progress toward meeting its priority annual goals and 5 Year goals. These goals are constantly evaluated to maintain the highest standards possible in providing public benefits. Summary of Specific Annual Objectives (Table 1C, 3C, and 3A) are attached in Appendix XIV, page 138. IDIS reports PR03, PR06 and PR23, PR83, PR84 (for CDBG) and PR85 (for HOME) are references on pages 82-91 and 119 respectively.

Housing

Accomplishments:

- ◆ 36 homeowner rehabilitation (HUD activity 704,705, 706, 654, and 697, CDBG) activities were completed using CDBG funds. The goal was 25 for both HOME and CDBG programs, including HOME reconstruction (high priority). Two reconstructions, one rehabilitation and one acquisition/new construction were begun and not completed by the end of the program year (HUD activity 729,734,735 and 738-HOME funds) Specific demographics for these activities and leveraging are in the Narrative page 5 and 6.
- ◆ 24 households received down payment assistance to purchase homes, with CDBG/HOME funds (medium priority) with a goal of assisting 15 households, all HOME funds (Specific demographics HOME Activities Summaries pgs. 94-99).
- ◆ Although no specific goal was outlined in the 2008 Consolidated Action Plan for financial assistance to developers, the 2005-09 5-Year Consolidated Plans' goal is to provide technical assistance to one developer each year to encourage new construction of owner occupied homes. Assistance was provided to Courtney Homes. Community Development staff assisted Bryan Housing Authority by providing access to home buyer seminars, and reviewed their 5-Year Plan and Annual Plan for consistency with the City's 5-Year Consolidated Plan.
- ◆ Last year Habitat built and sold thirteen affordable homes for very low-income families, (high priority). They had 25,000 volunteer hours. The City provided technical assistance.
- ◆ The City, through the Brazos Valley Coalition for the Homeless, worked with housing agencies and providers to develop a continuum of care plan for the homeless (high priority). During the months of October 1, 2008 through September 30, 2009 the Coalition held 6 at large meetings with additional meetings scheduled every other month for committee meetings. The City also provided technical assistance to the BVCH Continuum of Care grant applications for new and renewal grant applications.
- ◆ City staff provided technical assistance through offering opportunities for homebuyer counseling through seminars and one-on-one counseling to over 250 individuals. The City assisted Twin City Mission in their renewals for Continuum

of Care funds and Emergency Shelter grant funds; these activities provided 71 housing coupons for special need clients in the community (medium priority).

- ◆ A CHDO project, **Embrace, HUD activity 699**, began construction on one rehabilitation home for low and moderate income (medium priority), with a goal of one housing unit completed. A new CHDO activity was started.
- ◆ The City, through the Consolidated Action Planning process, developed its 2009 Year Consolidated Action Plan and continues to develop housing need assessments through surveys, public hearings, consultations and other available information such as participation in Compass, a seven county needs assessment in collaboration with United Way, the Brazos Valley Council of Governments and other identified resources in the community.
- ◆ Provided technical assistance to agencies that provide housing and supportive services to special needs population such as MHMR, Twin City Mission, The Haven, Brazos Valley Council of Governments, etc. through the efforts of the Brazos Valley Homeless Coalition and other identified committees.
- ◆ Reviewed the Bryan Housing Authority's 5-Year Plan and Annual Plan for consistency with the City's 5-Year Plan.
- ◆ Provided technical assistance to one LIHTC complex, **Forest Park Apartments**, with a goal of one annually (low priority) and monitored to ensure the apartments are meeting HUD regulations. This complex served over 150 households.
- ◆ Reference Tables Priority Housing Needs/Investment Plan (Table 2A), Annual Housing Completion Goals (Table 3B), Priority Community Development Needs (Table 2B) and Summary of Specific Annual Objectives (Tables 1C, 2C, and 3A) found in the Appendix of this report.
- ◆ Available CDBG Funds (Carryover, new grant and program income) \$1,136,924.38 with \$980,752.79 spent, approximately 38% spent on housing programs.
- ◆ Low-income renters with severe cost burden or involuntarily displaced individuals or accessibility needs of persons with disabilities are provided assistance through the City's collaborative partners including, but not limited to Bryan Housing Authority, Twin City Mission, Brazos Valley Council of Governments Section 8, Elder-Aid and MHHR.

Next Priorities:

- ◆ Continue plans to rehabilitate owner occupied homes for low to moderate-income families with a goal of 15 units.
- ◆ Continue to work with developers to assist in quality homes being built in low to moderate income subdivisions with a goal of one unit.
- ◆ Re-evaluate applicant eligibility requirements for housing programs.
- ◆ Re-evaluate housing programs, policies and procedures to determine how better to utilize efficiently available funds in making an impact within the City limits of Bryan to improve housing conditions.
- ◆ Continue with the planning process for two housing impact areas, with one area located on the east side of the City, Castle Heights/Frankfort Street extension project and one area located on the west side of the City, 900 Sims acquisition and development with a goal of extending Frankfort Street for future housing and a goal of acquiring 3 ½ lots at 900 Sims, for a future housing development.
- ◆ Continue to work with other City Departments, City Council, Board Committees and the general public to provide programs within the HUD guidelines as well as the City's strategic plan and City Council initiatives.
- ◆ Assist the Brazos Valley Coalition for the Homeless agencies in their applications for the HUD Continuum of Care Grant and similar federal grants and/or foundations.
- ◆ Continue to provide down payment assistance to first time homebuyers through counseling and down payment closing costs including on-site seminars when applicable with a goal of 15.
- ◆ Continue to acquire lots for housing agencies and/or developers to assist in accommodating future affordable housing with a goal of 2 units.
- ◆ Provide public hearings and open meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Continue providing CHDO project funding to Elder-Aid and Embrace, as well as the city's newest certified CHDO, No Limits, which will provide homes for low to moderate income citizens with a goal of one housing unit annually.
- ◆ Continue to work with organizations, which provide housing and supportive services to special needs populations.
- ◆ Update the 5 Year Consolidated Plan Housing Analysis including housing conditions and Analysis of Impediments.

Public Facilities and Code Enforcement**Accomplishments:**

- ◆ **The Consolidated Health Care Facility, (HUD activity 694)** received \$174,355.50 for debt repayment. The facility continues to operate with the administrative assistance of the Bryan College Station Community Health Center Coalition. This Center was funded with a Section 108 loan of \$1.2 million and over \$900,000 in private donations. This facility implemented strategies for the collaboration of shared space, changes in providers, management and administrative issues (high priority). The City continues to monitor the Health

Facility for compliance with HUD regulations as well as serve as a technical advisor for the Coalition. This Coalition, with members of each entity, both Bryan and College Station, provides administrative guidelines to incorporate needed HUD compliance, an evaluation process, and develop policies to aid in reducing duplication of services and increase access to services for low to moderate income citizens. Within the last fiscal year the community center served approximately 21,000 unduplicated clients. No assigned objective category and outcome category.

- ◆ Provided funds for administrative cost, including salary and benefits for the Neighborhood Preservation Coordinator Position, **HUD activity 655**, (low priority) **\$8,940.49** and **\$19,797.44 (HUD activity 691)**. This position supervises neighborhood clean-ups, enforcement of code violations, clearance of unsafe lots, and public education to preserve and enhance neighborhoods (low priority). The CAP goal of 10 was exceeded by providing these services: site visits for all potential violations identified, 1171 weed and grass violations, 153 junk vehicles, 132 parking on property illegally, 25 right of way mowing, 125 open storage, and 37 fence requirements. These actions were taken: 1543 site visits, 1518 cases were filed and 1727 re-inspections were done. Results of these actions are: 33 citations were given. The Neighborhood Preservation Coordinator also attending habitat housing meetings, neighborhood meetings held in conjunction with Bryan Police Department, Brazos Beautiful banquet, CDAC meetings, building standard meetings and an environmental health conference. The objective category is suitable living environment and the outcome category is sustainability.
- ◆ Provided technical assistance to Twin City Mission and MHMR who provided housing and supportive services to special needs populations including the homeless.
- ◆ Reviewed the Bryan Housing Authority's 5-Year Plan and Annual Plan for consistency with the City's 5-Year Plan.
- ◆ Provided on site monitoring to past public facility projects to ensure they are meeting the national objective of their contract within a 5 year period.

Next Priorities:

- ◆ Continue with the monitoring of the Consolidated Health Care Facility, which was a Section 108 loan (high priority).
- ◆ Continue monitoring the Project Unity Community Center, which is located in a low to moderate-income area, with a defined service boundary area (high priority).
- ◆ Continue with providing technical assistance on infrastructure to developers to increase and improve the quality of life in low and moderate-income areas (medium priority).

- ◆ Provide public hearings and open meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Provide public hearings and public meetings to update the 5 Year Consolidated Plan for infrastructure and public facility concerns.
- ◆ Continue providing technical assistance to non-profit agencies that provide needed health and human services in the community.

Economic Development

Accomplishments:

- ◆ Over 50 people attending workshops, seminars and individual counseling on economic development loan programs and other local economic assistance programs such as the Brazos Valley Council of Governments to assist business owners in eligible loan projects, and the small business development office (high priority).
- ◆ Retained 14.5 positions, with 12.5 low and moderate income positions (8 FTE and 13 PTE) for the La Salle Hotel, for low to moderate-income individuals (high priority), with an annual goal of 30 jobs created and retained for the section 108 loan. Provided CDBG funds for debt repayment (\$79,740.75) HUD activity 692 (interest payment only). No objective category/outcome category is assigned to this activity because it is a Section 108 repayment.
- ◆ Provided technical assistance to Downtown business owners with improvements to their buildings.
- ◆ Provided project management of the LaSalle Hotel, a completed Section 108 activity, a joint effort by Community Development and other City departments. In addition, provided funds (general funds and CDBG funds) for debt repayment of the Section 108-debt payments for the LaSalle for the year.
- ◆ Continued to train staff by attending Economic Development seminars and workshops.
- ◆ The City's revolving loan program (medium priority) was dissolved in the 2004 program year, but continued to offer economic development activities through technical assistance.
- ◆ The City, through its 5-Year Consolidated Plan and Consolidated Action Plan (CAP), continues with needs assessments from consultations, public hearings, public meetings, and other available information.

Next Priorities:

- ◆ Continue with staff project management of the LaSalle Hotel and related development of the adjacent block (high priority).
- ◆ Continue with marketing strategy to provide information on economic development activities loan programs (medium priority).
- ◆ Continue to work with other City Departments to develop strategy for the Downtown area to assist in Economic Development (medium priority).
- ◆ Continue to provide partial debt service payment on the LaSalle Section 108 debt re-payment.
- ◆ Provide technical assistance or funding to downtown business owners for the façade program and building improvements program and seek other available resources (medium priority) for downtown business owners.
- ◆ Continue to train staff by providing Economic Development training through seminars and workshops (high priority).
- ◆ Continue to provide technical assistance to other entities that provide counseling to potential business owners and existing business owners to begin or improve their businesses (medium priority).
- ◆ Continue to monitor loan portfolio.

Public Services

- ◆ Provided technical assistance to three agencies (MHRMR Jail Diversion, Scotty's House and Sexual Assault Resource Center – former Rape Crisis Center) that provide a crime awareness/prevention program with a goal of three each year (high priority).
- ◆ Provided for the funding process for the 2009 program year, in collaboration with the City of College Station and funded 15 programs, with a goal of 12 funded programs. Provided funding for the 2008 program year for 15 programs between Bryan and College Station. A goal of three agencies should provide youth services, while 3 of the funded agencies served primarily youth and a goal of 3 agencies will provide services to victims of abuse over a 5 year period, with 3 agencies being funded this year that provide services to victims of abuse.
- ◆ Of the 7 agency's programs funded by the City of Bryan a total of \$302,507.91 in federal funds and \$160,968.47 in State funds was reported.

These public service agencies were funded (Bryan) this fiscal year and all programs met the objective category of suitable living environment and outcome category of availability/accessibility:

Program year 2008 funded public service programs:

- ◆ **Bryan Parks and Recreation Neal Recreation Program (HUD activity 689)** received \$3,819.83 drawn on IDIS for salaries of sports referees, program supplies and swimming program supplies. The recreation program served 215 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of the activity's total

program cost. Objective category and outcome category: Suitable living environment/availability/accessibility.

- ◆ **Bryan Parks and Recreation, Summer Camp (HUD activity 693)** received \$40,000 drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in five Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 726 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of the activity's total program cost. Objective category and outcome category: suitable living environment/availability/accessibility.
- ◆ **Twin City Mission, the Bridge program, (HUD activity 688)** received \$8,291.00 (also received \$26,883.00 from College Station, Texas), which provided for eligible operating expenses for the salary and benefits of the Case Manager for 526 unduplicated clients. The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge refers potential applicants to Transitions, their internal rental voucher program. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program. Objective category and outcome category: suitable living environment/availability/accessibility.
- ◆ **Brazos Maternal and Child Health Clinic, Inc. (The Prenatal Clinic) HUD activity 687** received \$25,000.00, which provided for eligible operation expensed of the program including obstetrical ultrasounds and prenatal vitamins. The Clinic provides prenatal care and education to medically indigent, low income women and to promote positive pregnancy outcomes. The agency served 1021 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- ◆ **Scotty's House Brazos Valley Child Advocacy Center, Counseling Program, HUD activity 686**, received \$21,475.00 for the part time salary only of a counselor. The agency offers prevention, intervention, investigation, prosecution and treatment for abused children. The program provides counseling services to the victim and non-offending family members to help restore the health and integrity of both including the ability to function in the home, school and community. Expansion of the program includes adding a component of intern counseling, under the supervision of the Counselor. The program served 123 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 50% of this activity's funding for the requested program.

- ◆ **Sexual Assault Resource Center (SARC), Individual Counseling & Accompaniment-Direct Aid Program, HUD activity 685, received \$14,400.00** for eligible operating expenses, including Assistantships from Texas A&M University Psychology Department (contracted services) for direct aid counseling services, for a crisis center that provides counseling, legal and medical information and preventive education classes on sexual abuse for citizens of the community. The program served 117 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 39% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- ◆ **Unity Partners dba Project Unity, Safe Harbour Supervised Visitation Program, HUD activity 684, received \$20,436.00** for eligible operating expenses for the Safe Harbour program including personnel, security, rent and cell phones. This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program served 318 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- ◆ CD staff provided technical assistance to public service agencies by providing 2 workshops, Pre-application and Post Award. Also provided Board Orientation Workshops at one Board meeting for each agency. Provided grant-seeking assistance to those agencies as requested.
- ◆ CD staff provided technical assistance to the educational, information and referral, public relations, etc. committees through Project Unity to over 70 non-profits.
- ◆ CD staff provided technical assistance to the Information and Referral Committee, a committee composed of Cities, United Way, and several non-profit agencies to revise the information and referral process in the seven county regions.
- ◆ CD staff provided technical assistance to the Community Promise Committee in collaboration with United Partners and BISD.
- ◆ CD staff provided technical assistance to Family Solutions, a collaborative effort of local non-profits, government officials, churches, and businesses focusing on solutions to public awareness of social concerns and issues in the community.
- ◆ CD staff provided technical assistance to the Community Foundation, by serving on its Grants Committee to allocate funds to local non-profits.

- ◆ The City provided staff assistance to the Joint Relief Funding Review Process, a combined effort by the City of Bryan and College Station to provide a consistent process for local non-profits to apply for public service funding and to continually provide self-evaluation.
- ◆ CD staff provided technical assistance to United Way by serving on their Cabinet, providing information concerning the funding process for United Way agencies to City employees and Co-chairing the City's United Way Employee Campaign.
- ◆ CD staff provided technical assistance to the United Way Families Matter Committee.
- ◆ CD staff attended training as needed such as Performance Measurements updates provided by HUD.

Next priorities:

- ◆ Continue with the Joint Relief Funding Review process to ensure compliance with Federal regulations and to improve collaboration and efficiency between both Bryan and College Station and non-profit agencies.
- ◆ Monitor all CDBG subrecipients for the next fiscal year for compliance and to improve collaboration and communications.
- ◆ Provide technical assistance seminars as needed for non-profit agencies as needed.
- ◆ Continue to re-evaluate fund raising and grant writing opportunities with non-profits.
- ◆ Attend Board meetings (one minimum) of funded public service agencies.
- ◆ Continue providing technical assistance to non-profits by serving on committees for health and social service needs.
- ◆ Provide funds and monitoring for the following programs: Neal Recreation Program and the Summer Parks Program, who provides recreational, mentoring, and educational programs to youth for eligible operating expenses such as supplies and personnel (high priority); Unity Partners d.b.a. Project Unity, Safer Harbour Supervised Visitation Program who provides supervised visitation between a non-custodial parent and children in a safe environment for eligible operating expenses of salary and security staff (high priority); Brazos Valley Food Bank, Inc. Back Pack Program who provides low and moderate income children with food for the weekends for eligible operating expenses of food items (high priority); Bryan Parks and Recreation Summer Camp program who provides a summer recreational camp for eligible operating expenses of partial salaries for instructors and a bus driver (high priority); MHMR of Brazos Valley, Mary Lake

Drop In Center who provides site based client driven program as a recovery program for mentally ill persons, for eligible operating expenses of a vehicle gas/maintenance, utilities, food for clients, and partially salaries (high priority), Family Promise of Bryan College Station, Family Support Services program who provides extended case management services for homeless families who participate in their family support services program, for eligible operating expenses contract labor for a case manager; and Voices for Children, Court Appointed Special Advocates of Brazos program who provides court appointed special advocates that have received training to advocate on behalf of abused and neglected children, for eligible operating expenses of partial salaries of the Program Director and Volunteer Coordinator, volunteer training equipment and staff training/travel (high priority).

Overall the City of Bryan substantially met or exceeded goals as defined in the 2008 Consolidated Action Plan within the timeliness as required. At the end of the fiscal year there was a remaining balance of \$156,171.59 in CDBG funds and \$484,502.68 in HOME funds. All housing goals were exceeded, 100% of 2008 public facility activities were completed; economic development activity goals for 2008 were met, all public service funding activity goals were met as well as code enforcement and re-payments of two Section 108 loans (Bryan College Station Health Center and the La Salle Hotel).

Efforts are made through out the year to continue to re-evaluate the City's 5-Year Consolidated Plan's goals and objectives as well as the annual Consolidated Action Plan by working with local entities, both public and private, to assess the impact of identified needs. In the 2008 program year, in preparation of the 2009 Consolidated Action Plan, all housing data was reviewed and updated, including fair housing; public service needs assessments were updated, public hearings and public meetings were held in conjunction with the Community Development Advisory Committee (CDAC), and Joint Relief Funding Review Board. City staff meets quarterly with Project Unity, a local non-profit with over seventy-five members from community service providers as part of this process. City staff, through the CDAC board, offers public meetings as part of its Citizen's Participation Plan.

XI. Citizen Participation and Comments (Program Year 2008)

2008 Consolidated Action Plan related public hearing and public meetings: The Community Development Advisory Committee (CDAC) held numerous public meetings (October 23, 2008, November 11, 2008 January 15, 2009, February 19, 2009, March 26, 2009 April 23, 2009, June 29, 2009, and August 20, 2009) in order to solicit input on the 2008 Consolidated Action Plan. In addition, five public hearings were held: March 26, 2009 including two public hearings, with one on Community Development Block Grant and HOME funds and one on fair housing, and June 29, 2009 (three public hearings were held, with one on the 2008 Action Plan and one on Fair Housing and one on Affirmative Marketing Plan). The May 14, 2009 regular CDAC meeting CDAC began the 7 day comment period for the additional funds the City received, CDBG-R. The draft substantial amendment was posted to the City's website on May 15, 2009 and posted at 3 handicapped accessible locations, the Municipal Office Building, the Community Development Services Department and the Bryan Public Library. Special assistance for the blind and hearing impaired was offered upon request, as was translation of the amendment. The amendment was placed on the May 26, 2009 City Council meeting as was passed unanimously. There were no public comments.

Fair Housing related Public Hearings: On March 26, 2009 the Community Development Advisory Committee held two public hearings to hear from citizens about community needs and Fair Housing issues. Funding requests were solicited from the community from March 26, 2009 until April 9, 2009. From April 10, 2009 until April 22, 2009 the staff and the Committee reviewed the funding applications. On April 23, 2009, during a public meeting, staff made presentation to CDAC regarding recommendations for project funding. There was no code enforcement or public facility projects requesting funding. The code enforcement division will continue to provide code enforcement in low and moderate income areas with code enforcement officers funded by the City's general fund. CDAC made recommendations that activities described herein be forwarded to the Bryan City Council for action. The Bryan City Council approved the plan at its July 28, 2009 regular meeting.

Public Hearing on CDBG/HOME Summary: (March 26, 2009) Citizen Comments, Community Needs: Comments that were e-mailed as followed:

Linda Patton from Scotty's House - Scotty's House Staff & Board expresses continued appreciation & support that they receive from Community Development Block Grant Fund money.

Mr. Gary Hodges, who resides in Bryan, sent in the following email. "Dear Alsie Bond, My name is Gary Hodges and I live in Bryan on Stevens Dr. and I am unable to attend tonight's meeting with the Advisory committee, but I did want to make a few comments concerning our neighborhood. I would first thank the committee for taking time to listen to the residents input, clearly shows the commitment to serving our community with good communication and execution of promises that were made in the past on infrastructure issues that the city has addressed and continues to address, I would just like to add that they may want to address a safety issue concerning sidewalks in city streets such as OSR, Stevens Dr, Woodville Rd. These streets are dangerous to walk down day or night. I just hope and pray that the committee will

take this issue into consideration. Again, thank-you for your service to our community. Sincerely, Gary Hodges.

Public Comments:

Rev. Wilson, with *New Liberty Baptist Church assistant Pastor/Publisher* also made the comment that most of the funding should go the housing.

Executive Director of the Brazos Valley Food Bank; Theresa Mangapora; made the comment that the Community Development Block Grants Funds are very important to continue to giving the max amount to the public services, funds used for Backpack program, 14 schools children were able to take their backpacks home with food & snacks for the weekend & were able to share with siblings. *MHMR Grant Writer*; Kate Mason, spoke on behalf of *Executive Director*, Mr. Kelly, mentioned that they appreciate the 15 % of the CDBG funds put aside for the public services & also appreciate that the committee will continue to fund the full 15 % of the public service agencies. He also mentioned that in the last two years the funds have been very helpful & really a direct impact in clients & they see the real big difference. Anita Ramay, resident on Pease, agreed that 15 % of the funds should be given to the public service agencies. She also mentioned that in November of last year her neighborhood drastically changed because of the home based nursing home that moved across the street. She believes there were issues from parking problems, intimidation & threats because they asked questions to code enforcement officers of the locality. She wanted to know why this home based nursing home is allowed in a residential neighborhood. Who wants to live across a nursing home & how is the property value being affected on her property. Robie McGee responded by referring Mrs. Ramay to address the situation to the City Council. *Executive Director of Voices for Children*; Liana Lowe, stated that they also appreciated the 15 % allocation of CDBG funding. They rely on this funding to be able to train more volunteers to be advocates for children. *Executive Director of the Prenatal Clinic*; Steve Koran, wanted to express the value of the dollars that come out of the CDBG funding program. With out this funding they would not be able to continue and ensure that every baby that is born in the Brazos County to low income women is as healthy as possible. He stated our services have been rated as high quality and we would not be able to maintain the quality, if not for funding. He mentioned that the impact of those dollars is vital even though it is only 15 % and vital to the long term of health for the Brazos Valley residents.

Public meetings Summary: (October 2008 through September 2009): The Community Development Advisory Committee (CDAC) held public meeting in various locations through the City to solicit public input on community needs. The CDAC also received staff reports regarding all CDBG/HOME related activities at each meeting. There were nine public meetings held during this program year.

Public Hearing on June 28, 2009 Citizen Comments 2009 Action Plan: (Presentation of 2009 Draft Plan, Fair Housing and Affirmative Marketing Plan:

2009 CAP COMMENTS: Kim Thompson, Director of Development, Twin City Mission Ms. Thompson thanked the Community Development Advisory Board for taking the time for allowing her to speak and for everything that is done in the community. She also said that they are grateful for the 15 % of the CDBG funds put aside for public service program funding and also asked that the committee continue to fund the full 15 % of the public service agency funding. **Bill Kelly**, Executive Director of MHMR Authority of Brazos Valley: Mr. Kelly

thanked the City of Bryan, Community Development Service staff, Joint Relief Funding Review Committee, Community Development Advisory Committee for making them available to our community. He stated these funds are much needed for all the needs in our community. He also stated he would like to ask that the City continues to fund the full 15% of the public service agencies.

Jeannie McGuire, President of Unity Partners dba Project Unity -Ms. McGuire stated she supports the Community Development Advisory Committee on the recommendation for housing services. She has been so amazed on how the staff from Community Development Services has worked with the community over the last several years and she has worked with the department since being a part of Project Unity, a non-profit organization. She stated that at Project Unity they have received funds from the public service program funding for Safe Harbour and that the Community Development Department, through the Beck Street house, has provided a collaborative effort to serve people in need of their energy housing and child abuse prevention programs. This year the public service funding is for our Safe Harbour Supervised Visitation Program that provides supervised visitation between non-custodial parent and children in a safe, child friendly environment. Thank you for what you do and you are saving the lives of the people in our community in which we serve.

Alsie Bond, Manager of Community Development Services Department stated that the Consolidated Action Plan Executive Summary and a list of the proposed projects was available on the City's website.

Robie McGee, Committee Member asked if anything was being done to provide the information on the department's programs to the community. Alsie Bond responded that we are currently working with our Communications and Marketing Department, who is working on a marketing plan. She stated currently we are providing public service announcements to local media.

Dorothy Hernandez, President/Advocates for Senior Citizens asked what happens with the input that is provide by the citizens. Alsie Bond, responded that any comments that are made by the general public will be included in the 2009 Action Plan and be submitted to HUD.

Comments: Affirmative Marketing: There were no comments on affirmative marketing.

Comments: Fair Housing: There were no comments on Fair Housing or related issues.

2008 CAPER Legal Notice: Citizens were made aware of availability of the 2008 CAPER through a public notice, which appeared in *the Bryan/College Station Eagle* December 2, 2009. The notice indicated copies of the CAPER could be reviewed or picked up at the Community Development Office during normal working hours beginning on December 3, 2009, and that written or verbal comments would be accepted through December 18, 2009.

Comments: *There were no comments from the general public regarding the CAPER.*

XII. HOME Loans Reported in CAPER/IDIS

Loan	APR	Principal (Original)	Terms	Type of Loan	Beginning Balance 10/1/08	Interest	Principal	Ending Balance 9/30/09
M.V. #1	3%	\$40,000.00	12/1- 12/31	HOME	34,060.54	1,007.21	1,016.83	33,043.71
L. B. #2	3%	\$16,100.00	7/04-8/14	HOME	9939.46	279.57	1,586.19	8,353.27
T.J.#3	3%	\$30,000.00	5/03-7/23	HOME	23,786.58	699.21	1,297.35	22,489.23
P. B. & L. #4	3%	\$37,951.67	8/04-9/24	HOME	32,503.14	743.62	1,002.38	31,500.76
B. A. #5	3%	\$38,411.66	8/04-8/24	HOME	32,595.26	915.25	1,234.75	31,360.51
D. C. #6	3%	\$37,591.67	8/04-8/24	HOME	32,332.06	956.97	1,599.29	30,732.76
S. J. & L. #7	3%	\$37,046.55	8/05-9/25	HOME	32,738.25	951.82	1,513.55	31,224.70
P. J. & L. #8	3%	\$28,766.67	4/04-5/24	HOME	23,903.91	210.50	0	23,903.91
D. L. M. #9	3%	\$29,366.67	5/04-5/24	HOME	24,803.82	690.69	1,213.82	23,590.00
C.A. #10	3%	\$29,080.17	4/04- 5/24	HOME	24,146.06	717.28	1,190.52	22,955.54
J. J. & E. #11	3%	44,296.70	3/06-4/26	HOME	41,121.84	1,235.44	2,514.56	38,607.28
D. I. M. or O. # 12	3%	40,950.55	1/06-2/26	HOME	35,742.76	1,034.94	2,163.44	33,579.32
W. #13	3%	46,921.30	3/06-4/26	HOME	42,503.98	1,241.83	1,880.84	40,623.14
P. #14	3%	42,135.00	1/06-2/26	HOME	37,933.38	1,277.46	1,985.34	35,948.04
M. F. #15	3%	38,460.00	3/06-4/26	HOME	34,985.20	1,686.36	1,240.23	33,744.97
A.F.D. #16	3%	40,700.00	5/08-6/28	HOME	39,776.70	1,188.65	1,768.43	38,008.27
A.M.O. #17	3%	41,050.50	5/08-6/28	HOME	40,426.33	1,097.95	1,400.15	39,026.18
A.B.J. #18	3%	50,806.11	5/08-6/38	HOME	50,504.53	1,528.17	1,014.56	49,489.97
A.K. #19	#%	40,840.00	5/08-6/28	HOME	40,365.56	1,174.14	1,597.12	\$38,768.44
TOTAL		\$710,475.22			\$634,169.36	\$18,637.06	\$27,219.36	\$606,950.00

Total loan repayments \$45,856.42. Additional recaptured funds were received: \$6,000 from HUD Activity #633 for a pay off on a down payment assistance loan (2201 Teton Dr.).

XII. Economic Development Loans Reported in CAPER/IDIS

Loan	APR	Principal (Original)	Terms	Type of Loan	Jobs Created	Interest	Principal	Ending Balance
Corner of Time (1)	8.5%	65,000.00	06/92- 7/07	Business Develop	Job creation fulfilled prior reporting years.	0.00	2,510.40	8,284.34
Total		\$65,000.00				\$0.00	\$2,510.40	\$8,284.34

XIII. CDBG Housing Loans Reported in CAPER/IDIS

Loan	APR	Principal (Original)	Terms	Type of Loan	Jobs Created	Interest	Principal	Ending Balance
Patsy, Nies	3.0%	27,125.15	9/09- 7/39	CDBG Housing Loan		0.00		27,1125.15
Total						\$0.00		\$27,125.15

**XIII. Performance Measurement System
2008 CAPER**

Grantee: City of Bryan

Please select one of the following:

_____ The community is not using a local performance measurement system and does not intend to develop such a system.

_____ The community is not using a local performance measurement system, but intends to develop and implement such a system that includes some/all of the criteria listed below by _____ (date).

x _____ The community is currently using a local performance measurement system. If yes, please check off the following items that are included in your performance measurement system and attach either a description of your system or a report from the system.

x Long-term (multi-year) goals/objectives

x Short-term (annual) goals/objectives

x Expected units of accomplishment upon completion of project/activity

x Actual units of accomplishment upon completion of project/activity

x Expected units of accomplishment during each program year of the project/activity

x Actual units of accomplishment during each program year of the project/activity

_____ Aggregation of actual units of program year accomplishments to short-term and long-term numeric goals/objectives

_____ Outputs resulting from HUD funding are shown separately

x One or more proposed outcome(s)

If so, which indicator is used? See attached.

x One or more actual outcome(s)

If so, which indicator is used? See attached.

Please see Notice CPD-03-09 for more information.

XIII. Community Development Department

Mission Statement

It shall be the mission of the Community Development Services Office of the City of Bryan to receive, allocate, and administer Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funding in accordance with guidelines published by the U.S. Department of Housing and Urban Development for the benefit of the citizens of the City of Bryan; to eliminate slum and blight; and for the general betterment of the community.

Strategic Initiatives

1. Expand the supply of decent, safe and affordable housing.
2. Reduce the isolation of income groups by decentralizing housing opportunities and expand home ownership.
3. Address needs of homeless through housing and supportive services by providing access to eligible programs.
4. Address special needs populations through housing and supportive services by providing access to eligible services.
5. Increase access to public services and public facilities as defined by HUD.
6. Increase economic development by providing eligible loan programs or access to services for low to moderate income individuals.
7. Increase economic development by providing eligible loan programs to eliminate slum/blight.

Fiscal Year 2008 Accomplishments

1. Provide homebuyers counseling and down payment assistance to over the minimum of 15 eligible citizens.
2. Provide technical assistance to 2 developers for rental property.
3. Provide technical assistance through code enforcement to over the minimum of 15 units to assist in clean up, or elimination of spot slum/blight.
4. Provide funding and technical assistance to over the minimum of 5 public service agencies to increase access to services.
5. Provide funding and technical assistance to the minimum of two public facilities to increase access to services.
6. Provide funding to over the minimum of 20 homeowners to improve housing stock.
7. Provide technical assistance to agencies that provided a minimum 5 business owners to increase economic development.
8. Developed 2008 Action Plan.

Fiscal Year 2009 Goals and Objectives

1. Provide homebuyers counseling and down payment assistance to a minimum of 15 eligible citizens.
2. Provide technical assistance to 2 developers for rental property.
3. Provide technical assistance through code enforcement to a minimum of 10 units to assist in clean up, or elimination of spot slum/blight.
4. Provide funding and technical assistance to a minimum of 5 public service agencies to increase access to services.
5. Provide funding and/or technical assistance for a minimum of one public facility to increase access to services.
6. Provide funding to a minimum of 20 homeowners to improve housing stock.
7. Provide technical assistance to a minimum 2 business owners to increase economic development and monitor in house loans.
8. Provide for citizens input as required by federal regulations.
9. Continue to implement the 5 Year Plan in accordance with federal regulations and develop the annual Action Plan.
10. Update, develop and submit 2010-2014 5-Year Consolidated Plan

XIV. A. - Appendix Charts: Transition Table 1C
Summary of Specific Housing/Community Development Objectives
and Specific Homeless/Special Needs Objectives
(Table 1A/1B Continuation Sheet)

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Homeless Objectives-Priority One 5 Year Plan: Help low income families avoid becoming homeless through:			Technical Assistance-T.A.	2008	
DH-1.RHO 1.1	Rental Rehabilitation: Technical support to private owners and investors to rehabilitate sub-standard rental properties to be made available to very low, low, and moderate income individuals, and families, for a minimum of ten years, and provide rental assistance as appropriate. Efforts will be made to increase energy efficiency. Thereby reducing utility bills. (Oversight provided by staff, not a specific funded Project.) 2008: Technical support provided to 1 private developer for a LIHC unit.	Private Developers	Specific Indicator: Rental Units Rehabbed; Rental Development, number of affordable units: Technical support of low income housing tax credits or other applicable incentive programs to private/investors to assist in new construction or rehabilitation.	Technical support bi-annually of one substandard rental unit or 2 within the 5 year period to assist in rehabilitation to standard condition and/or new construction	1	DH-1
DH-1.RHO 1.2	Rental/mortgage assistance: Subsidies to help defray rent and utility cost for families that receive notice of foreclosure, eviction, or termination of utility services through the appropriate community agencies. 2008: Technical support provided to one agency who receives TBRA (Twin City Mission).	Housing Choice Vouchers-Other entities	Specific Indicator: TBRA Rental Development, number of affordable units: Maintain or increase number of units receiving monthly rental subsidies.	Provide technical assistance to at least 2 agencies annually; financial assistance to eligible non-profits (at least 1 annually); facilitate coordinated efforts through BVCH by attending quarterly meetings annually.	1	DH-1
SL-1 NHPS	Coordination of public services: Coordinate efforts to provide public services that assist in reducing or eliminating homeless, including legal assistance involving tenant/landlord disputes, evictions, or fair housing issues. (Oversight provided by staff, not a specific funded project). 2008: Oversight provided on funding process and monitoring of funded public service agencies. One agency funded (reported in public service area). This agency served 526 clients. Priority Two: Reach out to homeless persons and assess their individual needs through:	HUD-CDBG Administrative	Specific Indicator: Public Service; Number of persons stabilized: Coordinate services to low/moderate persons, homeless, special needs population & the elderly-technical/ financial assistance by appropriate agency.	Assistance to an estimated 100 persons over the 5 year period through these agencies.	1 agency and 526	SL-1

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
SL-1 NHPS 2.4	<p>Providing access to services: through established programs that provide intake assessment and intensive case management, including but not limited to, counseling, job training and referrals, hygiene needs, personal storage, telephone usage and other appropriate services to increase self sufficiency for all homeless and potential homeless.</p> <p>(Oversight provided by staff, not a specific funded project).</p> <p>2008: Technical support provided to agency who provides intensive case management for homeless (Twin City Mission).</p>	HUD-CDBG Administrative	<p>Specific Indicator: Public Service;</p> <p>Number of person stabilized: Facilitate the improvement of services through technical or financial support of self sufficiency programs from appropriate agency/s.</p>	Assistance to an estimated 30 persons annually through established self sufficiency program/s.	71-TCM	SL-1
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
SL-1 NHPS 2.4	<p>Assisting in increasing funding sources: by providing technical assistance to homeless providers to better provide counseling and assessment to homeless individuals and families, including chronic homeless through increase collaboration with private and public sector public service agencies. (Oversight provided by staff, not a specific funded project).</p> <p>2008: Technical assistance provided in the application process of the continuum of care grant, Brazos Valley Coalition for the Homeless count planning and for the agency who did HMIS (Twin City Mission).</p>	HUD-CDBG Administrative	<p>Specific Indicator: Public Service;</p> <p>Provide technical assistance applying for other funds; in updating an evaluation survey instrument tool to monitor results of homeless survey and in the development of a homeless tracking system.</p>	One Continuum of Care grant application submitted annually; one homeless survey done bi-annually. One agency to provide HMIS tracking within 5 year period.	1-appl. 1-agency did HMIS	SL-1
SL-1 NHPS 2.4	<p>Coordinating between appropriate entities for referrals of previously unidentified homeless person to local shelters; through a network of public service and safety organizations to provide an avenue to develop a discharge plan for institutions that discharge individuals into homelessness. (Oversight provided by staff, not a specific funded project).</p> <p>2008: Technical assistance provided to the Brazos Valley Coalition for Homeless.</p>	HUD-CDBG Administrative	<p>Specific Indicator: Public Service;</p> <p>Number of communities assisted: Identify and publicize options for treatment release and long term case management services</p>	Attend quarterly Homeless Coalition meetings; have discharge policy established within 5 year period.	4+ quarterly meetings attended.	SL-1
	Priority 3: address emergency, transitional and permanent housing needs of the homeless by:					

NHHO-1	Improving and increasing the number of units available by providing technical or financial assistance to expand emergency, transitional and permanent housing availability to better meet the needs of homeless, chronic homeless and special needs populations. (Oversight provided by staff, not a specific funded project) 2008: <i>Technical assistance provided through staff for the continuum of care.</i>	HUD-CoC, City Mission, MHMR, BVCH	Specific Indicator: Emergency housing; Number of units for homeless: Technical assistance and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces for persons with special needs within the 5 year period.	20 chronically homeless	DH-2& SL-1
	Priority 4: Help homeless make transition to permanent housing and independent living by:					DH-2& SL-1
	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
NHHO-2	Providing employment training and counseling to homeless. (Oversight provided by staff, not a specific funded project). 2008: <i>Technical assistance provided to the Brazos Valley Coalition for the Homeless and for specific agencies (Twin City Mission and MHMR) that provide employment training and counseling for the homeless.</i>	HUD-CoC-Twin City Mission, MHMR, BVCH	Specific Indicator: Emergency housing; Number of person stabilized: Provide assistance to agencies who work with various employment service providers in marketing those services to homeless persons.	Assist 40 homeless persons over the 5 year period through those agencies that provide self sufficiency programs.	71-TCM	DH-2& SL-1
	Assist homeless in acquiring needed services such as Section 8 rental assistance, food stamps, child care assistance, and other necessities by:					DH-2& SL-1
PSO-4	Collaborating with agencies that provide intensive case management to the homeless. Technical assistance provided to the Brazos Valley Coalition for the Homeless and funding of Twin City Mission's The Bridge program. 2008: <i>Technical Assistance provided to agencies that provide intensive case management to homeless.</i>	Other funding sources: BVCH, Twin City Mission, MHMR, BVCOG CDBG-public service funding	Specific Indicator: Public Service; Number of persons stabilized: Facilitate coordination between service providers for eligible individuals and provide I&R.	An estimated 100 homeless persons will receive information on availability of services beneficial to homeless persons through the appropriate agency such as 211, and the Bridge	526-the Bridge	DH-2& SL-1
	Special Needs Objectives					
	Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs through:					
SNO-1	Technical assistance to agencies/organizations that provide housing services/supportive services to the elderly, chronic homeless, HIV-Aids, and other special needs population for collaboration of services, I&R, seeking additional funding and/or increasing housing opportunities. 2008: <i>Technical assistance provided to agencies that</i>	Private: Elder-Aid, BVCOG, MHMR, LTTC developers, TCM, United Way 211, BVCH members & HOME	Specific Indicator: Public Service and Rental units constructed; Number of persons with improved access and number of affordable	200 persons, and 1 housing unit (CHDO)	526-TCM	SH-1 DH-2

	<i>provide housing and supportive services to special needs populations.</i> Specific Objectives	CHDO F	housing units				
Objective #		Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*	
SNO-2	Encouraging collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly. Technical support to non-profits and financial assistance through HOME CHDO funds for eligible non-profit. (Oversight provided by staff, not a specific funded project). 2008: Technical assistance provided to housing providers such as the Brazos Valley Coalition for the Homeless and to agencies seeking CHDO status. Priority 2: Assist agencies that provide services to the elderly by:	Private non-profits, such as Elder-Aid for HOME CHDO funds. Private funds provided by non-profits who belong to BVCH	Specific Indicator: Public Service and rental rehabilitation; Number of affordable units: Provide technical support to the Brazos Valley Coalition for the Homeless and to agencies seeking to become a CHDO.	Attend quarterly homeless coalition meetings; HOME CHDO funds will be used to provide housing to a CHDO for the elderly with a minimum of 2 projects within the 5 year period.	4-meetings 1-CHDO	DH-2 & SL-1	
SNO-3	Assisting in locating funding for supportive housing for the elderly and frail elderly through identification of resources to expand and develop housing options and services to the elderly. (Oversight provided by staff, not a specific funded project). 2008: Technical assistance provided to United Way's 211 to update resource guide.	Other funding streams such as LIHTC Also CDBG administrative for staff liaison	Specific Indicator: Public Service and Rental rehabilitation; Number of persons stabilized: Provide technical assistance to agencies who assist in updating 211 data base and who participate in the area's informational board, Project Unity.	Assist an estimated 200 elderly, frail or disabled with I&R through identified resources such as 211 and Project Unity.	200+ elderly served through United Way's 211 I&R.	DH-2 & SL-1	
SNO-4	Encouraging agencies which provide housing and supportive services to the disabled, to seek funding for supportive housing projects. (Oversight provided by staff, not a specific funded project) 2008: Technical assistance provided to housing and supportive services for special needs populations. MHMR provided housing and services to 8 clients.	Private non-profits such as MHMR and CDBG public service funded agencies technical assistance	Specific Indicator: Public Service and Rental Rehabilitation; Number of affordable units: Identify resources and provide information to agencies to expand and develop housing and supportive services for persons with disabilities.	Provide technical assistance or financial assistance to 1 agency annually who serves an estimated 10 persons with disabilities who need housing and supportive services.	1	DH-2 & SL-1	
SNO-5	Priority 4: Provide facilitation of coordination between providers housing and services for persons with disabilities by: The development of a network for persons, including children, with disabilities to assist them with their supportive housing and service needs. (Oversight provided by staff, not a specific funded project).	Private funds (United Way 211)	Specific Indicator: Public Service; Number of persons	Directory of Community Resources will be updated annually.	1	SL-1	

	<i>2008: Technical assistance provided to network who provide services to disabled and children for supportive services and service needs. 2 new homeless agencies for families (Family of Promise and Genesis Corner).</i>			stabilized. Provide technical assistance to agencies who participate in updating annual Directory of Community Resources.				
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*		
	Priority 5: Assist persons with alcohol and other drug addictions with their service needs by:							
SNO-6	Facilitating the coordination of service providers to provide detoxification and rehabilitation facilities which would include counseling and medical assistance. (Oversight provided by staff, not a specific funded project). <i>2008: Technical assistance provided to service providers who provide alcohol and drug rehabilitation such as the Brazos Valley Council on Alcohol and Drug Abuse -BVCASA)</i>	Other entities- private non-profits, BVCASA- TDADA funds	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to providers through Project Unity to coordinate services.	Provide assistance to one agency annually that provides these services.	1	SL-1		
Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*		
	Priority 6: Assist persons with HIV/AIDS and their families, with their supportive services and service needs through:							
SNO-7	Expanding health care services for persons with HIV/AIDS. <i>2008: Technical assistance provided to Project Unity who receives HOPWA funds.</i>	Other entities: BVCOG/Project Unity—HRSA Bureau of Primary HealthCare/FQH C, HRSA Ryan White Title II and State Services	Specific Indicator: Public Service; Persons assisted: Technical assistance provided to appropriate agencies.	25 persons will benefit from expanded and/or coordinated services.	13-long term	SL-1		
SNO-8	Expanding supportive housing for persons with HIV/AIDS. <i>2008: Technical assistance provided to Project Unity who receives HOPWA funds.</i>	Other entities: BVCOG/Project Unity HRSA Bureau of Primary HealthCare/FQH C, HRSA Ryan White Title II and State Services	Specific Indicator: Public Service; Number of housing units HIV/Aids	1- 10	3-short term	SL-1		
SNO-9	Encouraging development of transitional supportive housing for persons with HIV/AIDS through appropriate agencies. <i>2008: Technical assistance provided to Project Unity who receives HOPWA funds, and Ryan White Grant.</i>	Other entities: BVCOG/Project Unity HRSA Bureau of Primary HealthCare/FQH C, HRSA Ryan	Specific Indicator; Persons assisted: Identify resources and provide information to agencies to expand and develop housing options	An estimated 20 people will benefit from improved services in the 5 year period.	3-short term	SL-1		

	White Title II and State Services	for persons with HIV/AIDS.			
	Assist public housing residents with their supportive services and service needs to support self sufficiency to reduce dependency on federally assisted public housing through: Specific Objectives-Other Objectives				
Objective #	Source of Funds	Performance Indicators	Expected Number	Actual Number	Out- come/ Objec- tive*
PHA-1	Providing counseling to PHA residents on homeownership and purchases. <i>2008: Technical assistance provided to Bryan Housing Authority. No residents participated in the 2 6-week courses provided.</i>	Specific Indicator: None Persons assisted: Provide opportunities for group or one to one counseling for interested families.	100 PHA residents will benefit from homebuyers counseling over the 5 year period.	0	SL-1 & DH-2
PHA-2	Coordinate public service agencies to assist residents with their public service needs. <i>2008: Technical assistance provided to Bryan Housing Authority with through annual monitoring reports and an onsite annual monitoring. The agency had 888 unduplicated clients in the program year.</i>	Specific Indicator: None Persons Assisted: Provide information to Executive Director or Resident Initiatives Coordinator on accessibility of services	600 PHA residents will benefit from availability of information over the 5 year period.	3481-agency served.	SL-1
PHA-3	Provide technical assistance to PHA residents wanting to own their own business by: Providing access to information on business development and resources available.				
PHA-4	<i>2008: Technical assistance provided to Bryan Housing Authority through annual monitoring reports and an onsite annual monitoring. The agency had 348 unduplicated clients in the program year.</i>	Specific Indicator: None Persons Assisted: Residents will be informed of identified services such as Brazos Valley Council on Economic Development programs and other services.	20 PHA residents will benefit from availability of workshops and counseling on starting a business.	Workshop info. provided, no attendees	EO-3

B. Table 1C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators (Technical Assistance-T.A.)	Year	Expected Number	Actual Number	Percent Completed
DH-1	Availability/Accessibility of Decent Housing						
DH-1.1	PRIORITY 1: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance; (5 year plan) Strategy 1, Technical Assistance: Technical support to private owner/investors or not-profits for 1 (1) substandard rental complex (1-20) units annually to assist in rehabilitation to standard condition or for new construction. 2008: <i>Technical assistance provided to private developer for rental rehabilitation, no units rehabbed.</i>	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed. Rental units rehabilitated	2005 2006 2007 2008 2009	1-20 0 0 0 1-20	1-20 0 0 0 0	100% 0% 0% 0% 0%
			MULTI-YEAR GOAL				
Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1	Availability/Accessibility of Decent Housing						
DH-1.2	PRIORITY 1: Strategy 2 Rental Assistance: Maintain and/or increase the number of rental assistance programs which provide rental subsidies to very low and low income residents located within the City by providing technical assistance to agencies who provides these services. Goal of 1 new rental assistance program for the 5-year period. 2008: <i>Technical assistance provided, TCM received renewal on transition rental subsidies, they provided 69 rental vouchers, but no rental units were rehabbed.</i>	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed. Rental units rehabilitated; In addition: Improve availability and access of housing units.	2005 2006 2007 2008 2009	0 0 1 0 0	0 0 0 0 0	0% 0% 0% 0% 0%
			MULTI-YEAR GOAL				
Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed

DH-1		Availability/Accessibility of Decent Housing						
DH-1.1	2.1	<p>PRIORITY 2: Expand the supply of decent, safe and affordable housing through the development of new single family Residential property. Strategy 1, New Construction:</p> <p>Continue to work with nonprofit and for-profit developers to help initiate new housing production. Provide support services to a minimum of one (1) developer bi-annually, or two (2) over the next five years to increase housing developments to encourage decentralization of low to moderate income neighborhoods.</p> <p>2008: Technical support provided to 1 private developer.</p>	Private Funds by other entities (not CDBG or HOME funds)	<p>Specific Indicators: homeownership units constructed; In addition: Increase number of housing units</p>	2005 1	1		
					2006 0	3	100%+	
					2007 1	3	100%+	
					2008 0	1	100%+	
					2009 0			
				MULTI-YEAR GOAL				
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
	Specific Objectives							
DH-1	Availability/Accessibility of Decent Housing							
DH-1.1	3.1	<p>PRIORITY 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods.Strategy1, Rental Rehabilitation: Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitation one (1) substandard rental units bi-annually, or 2 within the next 5 years, to assist in rehabilitation to standard condition and/or for new construction.</p> <p>2008: Technical assistance provided to 1 private developer for LIHTC.</p>	Private Funds by other entities (not CDBG or HOME funds)	<p>Specific Indicators: Rental units constructed; In addition: Increase number of housing units</p>	2005 1	1	100%	
					2006 0	0	100%	
					2007 1	1	100%	
					2008 0	1	100%+	
					2009 0			
				MULTI-YEAR GOAL				
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
	Specific Objectives							
DH-1	Availability/Accessibility of Decent Housing							
DH-1.1	4.1	<p>PRIORITY 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property. Strategy 1, Rental Rehabilitation: Technical support of low</p>	Private Funds by other entities (not CDBG or HOME funds)	<p>Specific Indicators: Rental units constructed; In addition: Improve availability of housing units</p>	2005 1	1	100%	
					2006 0	0	100%	
					2007 0	1	100%	

DH-2 Affordability of Decent Housing					
DH-2.4.2	Priority 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property. Strategy 2 Owner Occupied Rehabilitation: Rehabilitation of five substandard housing units to standard condition annually, or 25 over the next five years. 2008: Two major rehabilitations done in the program year.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated		
			2005	5	100%
			2006	0	100%
			2007	0	0%
			2008	2	40%
			2009	5	
			MULTI-YEAR GOAL		
DH-2 Affordability of Decent Housing					
DH-2.4.3	Priority 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property. Strategy 3: Minor Repair Assistance Program: assist with 15 projects annually or 75 over the 5 year period. 2008: 34 owner occupied minor rehabilitation homes done.	CDBG	Specific Indicators: owner occupied units rehabilitated		
			2005	20	100%
			2006	30	100%+
			2007	41	100%+
			2008	34	100%+
			2009	15	
			MULTI-YEAR GOAL		
DH-3 Sustainability of Decent Housing					
DH-3.3.4	Priority 3, Strategy 4: Code Enforcement: Demolition of two dilapidated structures bi-annually; provide technical assistance to residents to remove code violations in 30 owner occupied residential structures, or 150 over the 5 year period. Assist in two clean ups over the 5 year period. And Priority 4, Strategy 4: Code enforcement. 2008: Code enforcement did these services: site visits for all potential violations identified, 1171 weed and grass violations, 153 junk vehicles, 132 parking on property illegally, 25 right of way mowing, 125 open storage, and 37 fence requirements. These actions were taken: 1,518 site visits, 1518 cases were filed and 1,727 re-inspections were done. Results of these actions are: 33 citations were given.		No. of housing units sustained.		
			2005	33	1,558 case filed/423 citations
			2006	30	823 cases filed/22 citation given.
			2007	30	841 cases filed/174 citations given
			2008	30	1,518 cases filed/33 citations given
			2009	30	
			MULTI-YEAR GOAL		

C. Table 2A: Priority Housing/Investment Plan Table

Priority Needs	5-year Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters-no percentages specified in 5 year plan (only priority ratings High, Medium and Low)						
	0-30 MFI	0%/0%	0%/0%	0%	0%	0%
	31-50% MFI	0%/0%	0%/0%	0%	0%	0%
	51-80% MFI	0%/0%	0%/0%	0%	0%	0%
Owners-includes only owner occupied programs provided by Community Development Department. No percentages assigned in 5 Year Plan- only priorities on High, Medium and Low. Percentages assigned here based on historical data.	0-30% MFI	30%/25%	30%/29%	30%	35%	35%
	31-50% MFI	35%/21%	35%/26%	35%	35%	35%
	51-80% MFI	35%/57%	35%/45%	35%	35%	35%
Homeless (assisted with transitional and permanent housing)-no percentages assigned in 5 year Plan (high, medium, & low priorities assigned). All homeless numbers reported by Twin City Mission and Emmanuel Baptist Church						
	Individuals					
			39-TCM 8-Emmanuel	22 - TCM 8 - Emmanuel	71 TCM and 8 Emmanuel	

Non-Homeless Special Needs- no percentages assigned in 5 year Plan (high, medium, & low priorities assigned).

Families	22-TCM	22-TCM	22-TCM	71	
Elderly		3-TCM	1 TCM		
Severe Mental Illness		11-homeless	8-homeless	12	
MHMR-permanent		8-MHMR	TCM	homeless	
Physical Disability			8-MHMR	TCM	
Developmental Disability		9-homeless	3-homeless	9 homeless	
				TCM	
		1-homeless	1-homeless	3 homeless	
				TCM	
Alcohol or drug abuse		14-homeless	4-homeless	23	
BVCASA-transitional		122-	122-	homeless	
housing		BVCASA	BVCASA	TCM	
			apprx.		
HIV/Aids-transitional and permanent		0-homeless	24 --Project	1 homeless	
		122-Project	Unity	TCM	
		Unity (non-homeless)			
Victims of domestic violence emergency		13-homeless-	204-	28 TCM	
		TCM-	Phoebe's		
		Phoebe's	Home		
Total Section 215 and other	0%/0%	0%/0%	0%	0%	0%
215 Renter (actual numbers)	1/1	1/1	1	1	1
215 Owner (actual numbers)	40/65	40/67	40	40	40

D. Table 2A
PRIORITY HOUSING ACTIVITIES

PRIORITY HOUSING ACTIVITIES	Priority	Multi-Yr Goals	Annual Goals	Yr. 1 Goal Plan/Act-05	Yr. 2 Goal Plan/Act-06	Year 3 Goal Plan/Act-07	Year 4 Goal Plan/Act. 08
CDBG			Technical Assistance-T.A.				
Acquisition of existing rental units	Low	Not Applicable-N.A.	N/A				
Production of new rental units	Low/Medium	N/A	N/A- T.A. only				
Rehabilitation of existing rental units	Low/Medium	N/A	N/A- T.A. ONLY	N/A T.A. Only to private developers	N/A T.A. Only to private developers	N/A T.A. Only to private developers	N/A T.A. Only to private developers
Rental assistance	Medium	N/A	N/A	T.A. Only/ to Twin City Mission -87 vouchers	T.A. Only/ to Twin City Mission-87 vouchers	T.A. Only/ to Twin City Mission-89 vouchers	T.A. Only/ to Twin City Mission-69 vouchers
Acquisition of existing owner units	Low	N/A	N/A	N/A T.A. Only/ T.A. provided to private developers	N/A T.A. Only/ T.A. provided to private developers	N/A T.A. Only/ T.A. provided to private developers	N/A T.A. Only/ T.A. provided to private developers
Production of new owner units	Low	N/A	N/A	N/A T.A. Only/ T.A. provided to private developers	N/A T.A. Only/ T.A. provided to private developers	N/A T.A. Only/ T.A. provided to private developers	N/A T.A. Only/ T.A. provided to private developers
Rehabilitation of existing owner units (minor/major)	High	75	15	15/35	15/30	15/30	15/37
Homeownership assistance	High	Use Home Mainly	N/A	N/A	N/A	N/A	N/A
Acquisition of existing rental units	Low	N/A	N/A	N/A	N/A	N/A	N/A
Production of new rental units	Low/Medium	N/A	N/A	N/A	N/A	N/A	N/A
Rehabilitation of existing rental units	Low/Medium	N/A	N/A	N/A	N/A	N/A	N/A
Rental assistance	Medium	N/A	N/A	N/A	N/A	N/A	N/A
Acquisition of existing owner units	Low	N/A	N/A	N/A	N/A	N/A	N/A
Production of new owner units (Replacement)	High	15	3	3/5	3/0	3/4	3/0
Rehabilitation of existing owner units	High	10	2	2/0	2/0	2/0	2/0
Homeownership assistance	High	25	5	15/25	15/37	15/41	15/24
HOPWA- Do not receive these funds							
Rental assistance	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Short term rent/mortgage utility payments	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Facility based housing development	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

E. Table 2B

Community Development Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need n/a	Dollars to Address Unmet Priority Need n/a	5-Year Goal Plan/Act	Yr. 1 Goal Plan/Act-2005	Yr. 2 Goal Plan/Act-2006	Yr. 3 Goal Plan/Act-2007	Yr. 4 Goal Plan/Act-2008
PUBLIC FACILITY NEEDS (projects)								
Senior Centers	High			T.A.	T.A. only/0	T.A. Only/T.A. to senior groups	T.A. Only/T.A. to senior groups	
Handicapped Centers	Medium			T.A.	T/A.	T/A.	1 rehabilitation - MHMR	T.A. Only
Homeless Facilities	High			T.A.	T.A./T.A. provided to Homeless Coalition and Twin City Mission-funded CDBG the Bridge program	T.A./T.A. provided to Homeless Coalition and Twin City Mission-funded CDBG the Bridge program	T.A./T.A. provided to Homeless Coalition and Twin City Mission-funded CDBG the Bridge program	
Youth Centers	High			T.A.	T.A./T.A.	T.A./T.A.	T.A./T.A.	T.A./T.A.
Child Care Centers	High			T.A.	T.A./T.A.	T.A./T.A.	T.A./T.A.	T.A./T.A.
Health Facilities	Medium			T.A. & 1	T.A. & 1-Payment of Section 108 Loan Bryan College Station Health Care Center	T.A. & 1-payment of Section 108 Loan Bryan College Station Health Care Center	T.A. & 1-payment of Section 108 Loan Bryan College Station Health Care Center	
Neighborhood Facilities	Medium			T.A.	T.A.	T.A.	T.A.	T.A.
Parks and/or Recreation Facilities	Medium			1	1/0	1/0	1/0	T.A.
Parking Facilities	Low			N/A	N/A	N/A	N/A	N/A
Non-Residential and Residential Historic Preservation	Medium			N/A	N/A	N/A	N/A	N/A
Other Public Facility Needs	Medium			Other City Departments	Other City Departments	Other City Departments	Other City Departments	Other City Departments
Removing Sub Standard Buildings								
Code Enforcement	High			10 units	10 units/423 citations given from Code Enforcement Officer	10 units/22 citations given from funded Code Enforcement Officer	10 units/174 citations given from funded Code Enforcement Officer	10 units/33 citations given from funded Code Enforcement Officer.
INFRASTRUCTURE (projects)								

Water/Improvements				1	1/0	1/1 funded CDBG Fire Hydrant Project	0/0	0/0
Street Improvements				City provides	City provides	City provides	City provides	City provides
Sidewalks				City provides	City provides	City provides	City provides	City provides
Solid Waste Disposal Improvements				City provides	City provides	City provides	City provides	City provides
Flood Drain Improvements				City provides	City provides	City provides	City provides	City provides
Other Infrastructure Needs				City provides	City provides	City provides	City provides	City provides
PUBLIC SERVICE NEEDS (people)								
Senior Services				T.A.	T.A./T.A. provided to Elder-Aid	T.A./T.A. provided to Elder-Aid	T.A./T.A. provided to Elder-Aid	T.A. to MHMR
Handicapped Services				1	1/1 funded CDBG MHMR Jail Diversion program	1/1 funded CDBG MHMR Jail Diversion program	1 funded Jail Diversion program/MHMR	T.A. to MHMR
Youth Services				3	3/3 funded CDBG programs youth services: North Bryan Community Center, Summer Camp and Neal Recreation	3/4 funded CDBG youth programs: summer camp, Neal Recreation, Back Pack program, Food Bank	3/4 Summer Camp, Neal Recreation Center, Scotty's House, Unity Partners Safe Harbour	
Child Care Services				Other entities	Other entities	Other entities	Other entities	Other entities
Transportation Services				Other entities	Other entities	Other entities	Other entities	Other entities/T.A.
Substance Abuse Services				Other entities/T.A.	Other entities/T.A.	Other entities/T.A.	Other entities/T.A.	Other entities/T.A.
Employment Training				Other entities	Other entities	Other entities	Other entities	Other entities/T.A.
Health Services				1	1/2 CDBG funded health programs: Brazos Valley Rehabilitation & Hospice	1/1 CDBG funded health programs: Brazos Maternal and Child Health Clinic	1/1 Funded Hospice Non funded care program.	Prenatal Clinic
Lead Hazard Screening				T.A.	T.A./T.A.	T.A./T.A.	T.A./T.A.	T.A./T.A.
Crime Awareness				T.A.	T.A.1 funded CDBG Crime Awareness program: MHMR Jail Diversion	T.A. / 2 CDBG funded crime awareness programs: MHMR Jail Diversion	T.A. / 1 CDBG funded crime awareness programs: MHMR Jail Diversion and technical assistance to Rape Crisis	SARC

Other Public Service Needs Legal Services	Medium						T.A. /T.A. only-also funded Project Unity Katrina Recovery program and Brazos Food Bank	T.A./T.A. also CDBG funded Project Unity Katrina Recovery program	Center, now named Sexual Assault Resource Center. T.A./T.A.	T.A.
--	--------	--	--	--	--	--	--	---	--	------

PRIORITY COMMUNITY DEVELOPMENT NEEDS (Continued)	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need n/a	Dollars to Addres s Unmet Priority Need n/a	5 Year Goal Plan/Act	1 Year Goal Plan/Act	1 Year Goal Plan/Act	1 Year Goal Plan/Act	1 Year Goal Plan/Act	1 Year Goal Plan/Act
Prescription Services	High			Other entities/ T.A./same	Other entities/ T.A./same	Other entities/ T.A./same	Other entities/ T.A./same	Other entities/ T.A./same	Other entities/ T.A./same
ECONOMIC DEVELOPMENT									
ED Assistance to For-Profits(businesses)	Medium			T.A.-1	T.A.-1/T.A. provided to loan portfolio clients	T.A.-1/T.A. provided to loan portfolio clients	T.A.-1/T.A. provided to loan portfolio clients	T.A.-1/T.A. provided to loan portfolio clients	T.A.-1/T.A. provided to loan portfolio clients
ED Technical Assistance(businesses)	Low			T.A.-1	T.A.-1	T.A.-1	T.A.-1	T.A.-1	T.A.-1
Micro-Enterprise Assistance(businesses)	Low			N/A	N/A/N.A.	N/A/N.A.	N/A/N.A.	N/A/N.A.	N/A/N.A.
Rehab, Publicly- or Privately-Owned Commercial/Industrial (projects)	Low			N/A	N/A/N.A.	N/A/N.A.	N/A/N.A.	N/A/N.A.	N/A/N.A.
C/I* Infrastructure Development (projects)	High			Other entities	Other entities	Other entities	Other entities	Other entities	Other entities
Other C/I* Improvements(projects)	Medium			Other entities	Other entities	Other entities	Other entities	Other entities	Other entities
PLANNING									
Planning	Low								
TOTAL ESTIMATED DOLLARS NEEDED:									

F. Table 2C

Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Objective	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number-2008	Outcome Objective
	Rental Housing Objectives-Priority One: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance through:				Technical Assistance-T.A.	
DH-1.RHO 1.1	Priority 1, Strategy 1: Technical Assistance; provide technical assistance to private owners/investors of substandard rental properties to be made available to low/moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Rental Units Rehabbed; Rental Development-Number of Affordable Units: Technical assistance to owners of one substandard rental property (1-20 units) annually to assist in rehabilitation to standard condition and/or new construction	1-20 units rehabbed annually.	T.A. provided to private developers. No rental rehabbed units.	DH-1
DH-1.RHO 1.2	Priority 1, Strategy 2: Rental Assistance; provision of rental subsidies to eligible low, and moderate income residents.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: TBRA In Addition: Rental Development /Number of Affordable Units: Maintain and/or increase number of rental assistance programs who provide rental subsidies to very low and low income residents located in the City by providing technical assistance to agencies who provide these services.	Assistance to one agency that provides these services annually. Assistance to one new agency that will provide rental assistance in the 5 year period.	T.A. to Twin City Mission, who provides TBRA to clients.	DH-1
DH-1.RHO 1.3	Priority 1, Strategy 3: New Construction through technical assistance to private non-profits and for profit developers of affordable housing.	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Rental Units Constructed; In addition: Housing Development/ Number of Affordable Units: Work with area non-profits and private developers by identifying and assisting through the qualifying process of a CHDO and working with private developer who qualifies through TDHCA for low income tax credits.	Assist one new non-profit in becoming a CHDO and one new private developer in receiving tax credits for new construction over the 5 year period.	T.A. to private developer on LITC project.	DH-1
DH-1 RHO 3.1	Priority 3: to reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods through: Strategy 1: rental rehabilitation to provide technical support to private owners/investors of substandard rental	Private funds, other entities (not funded by CDBG/ HOME)	Specific Indicator: Rental Properties Rehabilitated; In addition: Housing Development/ Number of Affordable Units: Technical assistance to those	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5 year	T.A. provided to private developer.	DH-1

	ities to be made available to very low, low and moderate income persons.	Private funds, other funds, other entities (not funded by CDBG/HOME)	entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property. Specific Indicator: Rental Properties Rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	period.		
Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
DH-1 RHO 4.1	Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1: Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private funds, other funds, other entities (not funded by CDBG/HOME)	Specific Indicator: Rental Properties Rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5 year period.	T.A. provided to private developer.	DH-1
DH-1 OHO 2.1	Owner Housing Objectives Priority 2: to expand the supply of decent, safe, and affordable housing through the development of new single family residential property through Strategy One: new construction: technical and financial assistance to private nonprofit and for profits developers and public developers of affordable housing.	Private funds, other funds, other entities (not funded by CDBG/HOME)	Specific Indicator: Owner Occupied Units Constructed; In addition: Housing Development/ Number of Affordable Units: Provide technical assistance to these entities to initiate new housing production.	Provide technical support to one developer bi-annually or 2 over the 5 year period.	T.A. provided to private housing developers (1) to develop new single family residential units.	DH-1
DH-2&3 OHO 3.2	Priority 3, Strategy 2: Owner Occupied Rehabilitation and/or Reconstruction to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education. CDBG and HOME funded 2008	CDBG/or HOME	Specific Indicator: Owner Occupied Units rehabilitated or reconstructed; In addition: Housing Development/ Number of Affordable Units: Rehabilitation of owner occupied substandard housing units to standard condition.	5 units rehabilitated/or reconstruction done annually or 25 over the 5 year period.	2 Housing projects completed- rehabbed, and 4 started (rehab and reconst).	DH-2&3
DH-2&3 OHO 3.3	Priority 3, Strategy 3: Minor Assistance Program to provide technical and financial assistance by making materials available for use for low and low to moderate income families, social service programs, and volunteer labor groups. 2008: Minor Repair funded, but no sweat equity projects.	CDBG/or HOME	Specific Indicator: Owner Occupied Units rehabilitated; In addition: Housing Development/ Number of Affordable Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	5 housing units rehabilitated annually through volunteer labor groups or 25 units over the 5 year period.	Zero volunteer Labor projects completed.	DH-2&3
DH-3 OHO 3.4	Priority 3, Strategy 4 Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. Funded through CDBG- 1 Code Enforcement Officer, 2008.	CDBG	Number of Housing Units: Provide financial assistance for a code officer for low to moderate income areas to assist with maintenance and clean-ups.	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean up/clearance projects, remove 2 unsafe structures and work with home owners to	33 violations given on 1,518 cases filed.	DH-3

DH-1 OHO 4.1	Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1: Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private Funds, Not CDBG/ HOME	Specific Indicator: Rental units rehabilitated; In addition: Rental Development/Number of Housing Units: Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	remove code violation obstacles for 30 units - the next 5 years. Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5 year period.	T.A. provided to 1 private developer seeking LTC project.	DH-1
DH-2&3 OHO 4.2	Priority 4, Strategy 2: Owner Occupied Rehabilitation to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education. Funded CDBG and HOME, 2008.	CDBG and HOME	Specific Indicator: Owner occupied units rehabilitated; In addition: Housing Development/ Number of Units: Rehabilitation of owner occupied substandard housing units to standard condition.	5 units rehabilitated/or reconstructed annually or 25 over the 5 year period.	2 housing projects done as rehabbed-reported above (priority 3 strategy 3)	DH-2&3
Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
DH-2&3 OHO 4.3	Priority 4, Strategy 3: Minor Home Repair Assistance Program to provide technical and financial assistance by making materials available for use for low and low to moderate income families, social service programs, and volunteer labor groups. Provide minor housing repairs (upgrade electrical, plumbing and/or mechanical) to eligible housing clients. Funded CDBG, 2008.	CDBG and HOME	Specific Indicator: Owner occupied units rehabilitated; In addition: Housing Development/ Number of Housing Units: Assist labor volunteer groups to rehabilitate owner occupied homes.	5 housing units rehabilitated annually through volunteer labor groups or 25 units over the 5 year period. 15 total housing units completed annually for minor repair.	35 minor rehabilitation projects completed with CDBG.	DH-2&3
DH-3 OHO 4.4	Priority 4, Strategy 4 Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. (Funded CDBG-1 Code Enforcement Officer).	CDBG	Number of Housing Units: Consider providing financial assistance for a code officer for low to moderate income areas to assist with maintenance and clean-ups.	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violations obstacles for 30 units over the next 5 years.	33 violations given on 1,518 cases filed.	DH-3
DH-2 OHO 5.1	Priority 5, To expand home ownership opportunities for low, low and moderate income persons by Strategy 1: Down Payment Assistance Program, and Strategy 3, Home Maintenance Education and Counseling including technical, educational and financial	HOME	Specific Indicator: Homeownership units constructed or acquired; In addition: Number of Households: Provide down payment assistance	Financial assistance provided to 15 homebuyers annually or 75 over the 5 year period. Provide	Financial assistance provided to 24 households for down payment assistance. HOME funds	DH-2

	ance to low and moderate income eligible homebuyers. Funded HOME, 2008.		counseling, down payment assistance and closing costs.	counseling to 50 families annually or 225 over the 5 year period.	used.	
DH-2 OHO 5.2	Priority 5, Strategy 2 Community Housing Development Organization: to provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers. Funded HOME, 2008.	HOME	Specific Indicator: rental Units Constructed and/or homeownership units constructed or acquired; In addition: Number of Households: Provide assistance to area non- profits to develop CHDO status, assist through the application process to have at least one CHDO project approved annually.	One new CHDO approved over the 5 year period; one CHDO project approved annually.	Zero CHDO project completed but 2 rehab houses started.	DH-2
DH-1 OHO 6.1	Priority 6, To provide housing and supportive service for special needs population through Strategy 1: housing for the elderly; technical and financial assistance to for-profits, non- profits and public organizations to provide specialized housing for the elderly including new construction, acquisition, rehabilitation, expansion of existing programs rental assistance. (Technical assistance only).	Not funded -Technical Assistance only	Specific Indicator: : rental Units Constructed and/or homeownership units constructed or acquired; In addition: Number of Housing Units and Improved Access: Provide technical assistance to non-profits to determine market need.	One new housing development in the 5 year period.	No new housing developments for special needs populations in program year.	DH-1
DH-1 OHO 6.2	Priority 6, Strategy 2: Programming to Assist at risk populations: by providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps not met by current delivery system. (Technical assistance only).	Not funded- Technical Assistance only	Specific Indicator: Public Service; In addition: Number of Persons Stabilized: Provide technical assistance to committees, including the Brazos Valley Coalition for the Homeless, Project Unity and other applicable supportive services committees.	Participate on at least 3 of these committees annually.	Participated on Brazos Valley Homeless Coalition, Project Unity and United Way Families Matter Committees.	DH-1
Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
SL-1 NHPF&I 1.1	Priority 1: Expand, improve, and/or add public facilities when and where needed for very low, low and moderate income individuals by: Strategy 1: improve public facilities designated as high or medium priorities such as youth, senior, homeless facilities, child care, handicapped, health facilities and nonresidential and residential historic preservation.	CDBG funded 2006 year	Specific Indicator: Public facility or Infrastructure; In addition: Number of Persons with Improved Access: Provide technical or financial assistance to rehabilitate existing public facilities when appropriate.	An estimated two facility projects completed during the 5 year period and an estimated 1000 clients per year to benefit from these projects.	T.A. provided to MHMR.	SL-1
SL-1 NHPF&I 1.2	Priority 1, Strategy 2: Provide technical assistance and monitoring of the Section 108 Bryan College Station Community Health Center. Funded CDBG 2008.	CDBG	Specific Indicator: Public facility or infrastructure; One stop shop health services provided, including health	An estimated 15,000 low to moderate clients annually served by Clinic.	20,017 unduplic ated clients.	SL-1

SL-1 NHPS 1.3	SL-1 NHPS 1.4	SL-1 NHPS 2.1	SL-1 NHPS 2.2	Objective #	SL-1 NHPS 2.3
<p>education and psychology.</p> <p>Specific Indicator: Public facility or infrastructure</p> <p>Improve safety and quality of life in low to moderate income area parks and recreational facilities.</p>	<p>Specific Indicator: Public facility or infrastructure</p> <p>Provide technical assistance for funding opportunities and financial assistance for demolition/clearance, infrastructure and /or facilities projects in low to moderate income areas.</p>	<p>Specific Indicator: Public Service</p> <p>Provide tech. assistance for grant seeking to 3 agencies - victims of crime and violence within the 5 year period.</p>	<p>Specific Indicator: Public Service</p> <p>Provide technical support and funding for agencies that make services available to low and low to moderate income clients for these high/medium priorities.</p>	<p>Performance Indicators</p> <p>Specific Indicator: Public Service</p> <p>Provide support and funding for agencies which make health care available to very low, low and</p>	<p>Outcome/ Objective</p> <p>SL-1</p>
<p>Priority 1, Strategy 3: Park improvements and recreational facilities for targeted areas, including but not limited to, sidewalks, walking trails, or playground equipment.</p>	<p>Priority 1, Strategy 4: Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to water/sewer, streets, sidewalks, and solid waste disposal improvements, which enhance the safety and quality of life in low to moderate income neighborhoods by providing technical assistance to non-profit organizations who work to improve the safety in high crime areas and the City's designated slum/blighted areas and consideration of financial assistance for eligible projects.</p>	<p>Priority 2, Strategy 1: Assist agencies that provide services to victims of crime and violence by providing technical assistance.</p>	<p>Priority 2, Strategy 2: Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, transportation, employment training, health, crime awareness, legal and prescription services. 5 external, 2 internal programs funded, CDBG 2008, Bryan.</p>	<p>Specific Objectives: Affordable Housing</p> <p>Priority 2, Strategy 3: Assist agencies, which provide health services. One project funded 2008 Prenatal Clinic who provided 1021 unduplicated</p>	<p>0 park improvements. T.A. provided</p>
<p>An estimated two park improvements or recreational facilities projects completed in the 5 year period.</p>	<p>Participate in 2 events/fairs and/or public forums annually which provide prevention programs; consider funding and estimated 2 projects over the 5 year period.</p>	<p>1,000 low income persons will benefit from the services provided by these agencies.</p>	<p>Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 7,500 annually.</p>	<p>Expected Number</p> <p>Provide monitoring and technical support for the Bryan</p>	<p>Worked with Public Works Department to identify priority areas for water, sewer projects. Worked with area non-profits that provide services in high crime areas such as Twin City Mission, and Project Unity's programs.</p>
<p>0 park improvements. T.A. provided</p>	<p>Worked with Public Works Department to identify priority areas for water, sewer projects. Worked with area non-profits that provide services in high crime areas such as Twin City Mission, and Project Unity's programs.</p>	<p>Provided T.A. for grant seeking to 3 agencies that provide services to victims of crime: Scotty's House, Voices for Children and Rape Crisis Center now Sexual Assault Resource Center</p>	<p>Considered funding 14 external agencies for next program year between Bryan and College Station.</p>	<p>Actual Number</p> <p>Provided monitoring and technical support for</p>	<p>SL-1</p>
<p>SL-1 NHPS 2.1</p>	<p>SL-1 NHPS 2.2</p>	<p>SL-1 NHPS 2.3</p>	<p>SL-1 NHPS 2.4</p>	<p>SL-1 NHPS 2.5</p>	<p>SL-1 NHPS 2.6</p>

s.	moderate income clients.				College Station Community Health Center which will serve an estimated 15,000 clients annually.	Bryan College Station Health Center who served 18,000+ unduplicated clients.	
SL-1 NHPS 2.4	Priority 2, Strategy 4: Assist public service agencies, which provide services to special needs populations, the homeless (designated high and medium priorities, including but not limited to: senior, handicapped, and substance abuse) and other public services as determined necessary. One project funded CDBG 2008 with 7 different activities.	CDBG	Specific Indicator: Public Service Provide technical support and funding for agencies that make services available to low and low to moderate income clients for these high/medium priorities.	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 7,500 annually.	Provided funding for 16 external (4 internal programs in 2008 year between Bryan and College Station. Bryan funded 5 external (2 internal) programs serving 2104 unduplicated clients for Bryan funded agencies.	SL-1	
EO-3 NHED 3.1	Priority 3: Expand economic opportunities for very low, low and moderate income individuals through Strategy 1: use CDBG funding to fill financing gaps for small businesses, which provides jobs to low to moderate income persons and/or eliminate slum and blight. None funded 2008.	None funded 2008 year	Specific Indicator: Business assistance; Provide technical support through individual counseling and/or workshops to 5 citizens each year or 25 citizens within the 5 year period.	Create 1 new job for every \$35,000 in CDBG funds expended, with an estimated 2 new jobs created within the 5 year period.	No CDBG funds expended on E.D. loans.	EO-3	
EO-3 NHED 3.2	Priority 3, Strategy 2: Preparation of very low, low and moderate income persons for entry into the workforce by encouraging and facilitating job training, employment training, and life skills training to increase the employment marketability of very low, low to moderate income persons. Technical assistance only.	None funded 2008 year, technical assistance only	Specific Indicator: Business assistance; Provide technical assistance to non-profit providers making application for grants or CDBG assistance that provides these services.	An estimated 25 low, low to moderate income clients annually will receive job training and relating services.	Provided T.A. to United Way who continues working to provide a Financial Stability Initiative program.	EO-3	
EO-3 NHED 3.3	Priority 3, Strategy 3: Provide technical assistance to persons wanting to own their own business, or who already own their own business, by assisting persons in developing business plans, identifying sources of capital, and providing counseling and mentorship. Priorities given to technical assistance to for profit businesses (medium), C/I infrastructure development projects (High) and Other C/I improvement projects (medium). Technical assistance only.	None funded 2008 year, technical assistance only	Specific Indicator: Business assistance; Potential business owners or business owners will be provided assistance to start or improve their business.	An estimated 10 people or businesses will receive counseling and technical assistance a year.	An estimated 10+ individuals received counseling from local non-profits such as Economic Development Center.	EO-3	

G. Table 3A
Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
RHO-1	Rental Housing Objectives Technical support to private developers for rehabilitation and/or new development of rental property for very low, low and moderate income families. 2008 HOME funded CHDO – begin rehab of 2 housing units- Embrace	Private Developers and/or HOME CHDO funds	Specific Indicator: Rental units rehabilitated; Number of affordable units	1 unit and 1 unit	2008 Technical Assistance provided to 1 private developer- 1 single family unit rehabbed. No CHDO units.	DH-2
RHO-2	Technical support to agencies that provide rental assistance to defray rent and/or utility cost for families that receive notice of foreclosure, eviction, or termination. Not grant funded, technical assistance only.	Private: BVCOG- Housing Choice Vouchers an other appropriate entities	Specific Indicator: Homeless Prevention; Number of affordable units	1900 vouchers	T.A. provided to The BVCOG reports that 19,431 out of a possible 22,812 housing vouchers were used, with 87.6% of available funding used for the Housing Voucher program.	DH-2
OHO-1	Owner Housing Objectives Owner occupied rehabilitation program, minor and major rehabilitation.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	15	35 owner occupied homes rehabbed with CDBG minor	DH-2
OHO-2	Owner occupied replacement program or major rehabilitation 2008- 2 major rehabbed projects completed and 4 began – 2 rehab, 1 reconstr. 1 new constr.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated; Number of affordable units	5	2 major rehab. completed and 4 started.	DH-2
OHO-3	Down payment assistance program- counseling and financial assistance.	HOME	Specific Indicator: Homeownership units constructed or acquired; Number of affordable units	15	24 households provided homeowner counseling and financial assistance for down payment.	DH-2
OHO-4	Code enforcement program- provides code	CDBG	N/A	10	1,518 cases	SL-3

	ment in targeted areas to encourage compliance with codes.					filed for code violations, with 33 citations given.	
	Community Development Objectives						
	Infrastructure Objectives						SL-3
NHPF&I-1	Expand, improve and/or add public facilities when and where needed. No infrastructure projects funded 2008.	CDBG funds/city funds					
	Homeless Objectives						
Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*	
NHHO-1	Technical support to agencies that provide rental assistance to defray rent and/or utility cost for homeless that receive notice of foreclosure, eviction, or termination. Technical assistance only, not funded through CDBG and/or HOME.	BYCOG-Housing Choice Vouchers and other appropriate entities	Specific Indicator: Public Service; Number of affordable units	1500 vouchers (not specific to homeless)	The BYCOG reports that 19,431 out of a possible 22,812 housing vouchers were used, with 87.6% of available funding used for the Housing Voucher program. Twin City Mission provided 69 rental vouchers to 5 LTC properties.	DH-2	

NHFO-2	Special Assistance-provided for agencies that provide support services through coordination of access to services, increased collaboration and referrals for the homeless; and to those agencies increasing housing units. Funding of the Bridge-public service agency.	HUD-CDBG administrative & Public service CDBG funding; also CoC grants- other entities	Specific Indicator: Public Service; Number of persons stabilized	30	Provided T.A. to Brazos Valley Coalition and funded Twin City Mission the Bridge program who served 526 clients.	SL-1 (main) DH-2
	Special Needs Objectives					
SNO-1	Technical assistance to agencies/organizations that provide housing services/supportive services to the elderly, chronic homeless, HIV-Aids, and other special needs population for collaboration of services, I&R, seeking additional funding and/or increasing housing opportunities.	Private: Elder-Aid, BVCOG, MHMR, LIHC developers, TCM, United Way 211, BVHC members & HOME CHDO Funds.	Specific Indicator: Public Service and Rental units constructed; Number of persons with improved access and number of affordable housing units	200 persons, and 1 housing unit (CHDO)	Provided T.A. to Brazos Valley Homeless Coalition whose members provide housing and supportive services including 211 I&R services to special needs populations 200+ served.	SH-1 DH-2
	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
	Priority 2: Assist agencies that provide services to the elderly by:					
SNO-3	Assisting in locating funding for supportive housing for the elderly and frail elderly through identification of resources to expand and develop housing options and services to the elderly. (Oversight provided by staff, not a specific funded project).	Private: Other funding streams such as LIHC Also CDBG administrative for staff liaison	Specific Indicator: Public Service and Rental rehabilitation; Number of persons stabilized; Provide technical assistance to agencies who	Assist an estimated 200 elderly, frail elderly or disabled with I&R through identified resources such as 211 and Project Unity.	Provided T.A. to United Way's 211 who assisted an estimated 200+ elderly, frail elderly or disabled.	DH-2 & SL-1

				assist in updating 211 data base and who participate in the area's informational board, Project Unity.					
Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*			
SNO-4	Priority 3: Assist persons with disabilities (mental, physical, and developmental) with their supportive housing and service needs by: Encouraging agencies which provide housing and supportive services to the disabled, to seek funding for supportive housing projects. (Oversight provided by staff, not a specific funded project)	Private non-profits such as MHMR and CDBG public service funded agencies technical assistance	Specific Indicator: Public Rental Rehabilitation; Number of affordable units: Identify resources and provide information to agencies to expand and develop housing and supportive services for persons with disabilities.	Provide technical assistance or financial assistance to 1 agency annually who serves an estimated 10 persons with disabilities who need housing and supportive services.	Provided T.A. to MHMR who provides housing to 8 disabled individuals and to Twin City Mission whose clients are homeless and also have some special needs population.	DH-2 & SL-1			
	Priority 4: Provide facilitation of coordination between providers housing and services for persons with disabilities by: The development of a network for persons, including children, with disabilities to assist them with their supportive housing and service needs. (Oversight provided by staff, not a specific funded project).								
SNO-5		Private funds (United Way 211)	Specific Indicator: Public Service; Number of persons stabilized: Provide technical assistance to agencies who participate in updating annual Directory of Community Resources.	Directory of Community Resources will be updated annually.	Provided T.A. to United Way 211 service who updated Directory of Community Resources.	SL-1			
	Priority 5: Assist persons with alcohol and other drug addictions with their service needs by: Facilitating the coordination of service providers to provide detoxification and rehabilitation facilities which would include counseling and medical assistance. (Oversight provided by staff, not a specific funded								
SNO-6		Other entities- private non-profits, BVCASA- TDADA funds	Specific Indicator: Public Service; Number of	Provide assistance to one agency annually that provides these services.	Provided T.A. through support of Brazos Valley	SL-1			

	pr			persons stabilized: Provide technical assistance to providers through Project Unity to coordinate services.			Alcohol and Drug Abuse programs.	

OO-2	Administrative includes expenses related to administration of CDBG and HOME programs and project management/oversight of Section 108 loans. These programs include, but are not limited to, housing programs, public service agency funding project management, public facility project management, neighborhood preservation program, and economic development program. Total CDBG and HOME funds administered by Department during 2008-09 are estimated to be \$1,928,162.71 (includes carry over from previous years).	CDBG funds	N/A	N/A	served 20,017 clients.	N/A
00-3	Administrative includes eligible operating expenses for HOME program.	HOME funds	N/A	N/A	N/A	N/A
EO-3 NHED 3.1	Economic Development- repayment of La Salle Section 108 Loan -paid interest only, City general funds paid interest and principal payment.	CDBG funds	N/A	N/A	Provided monitoring of Section 108 La Salle Project.	N/A

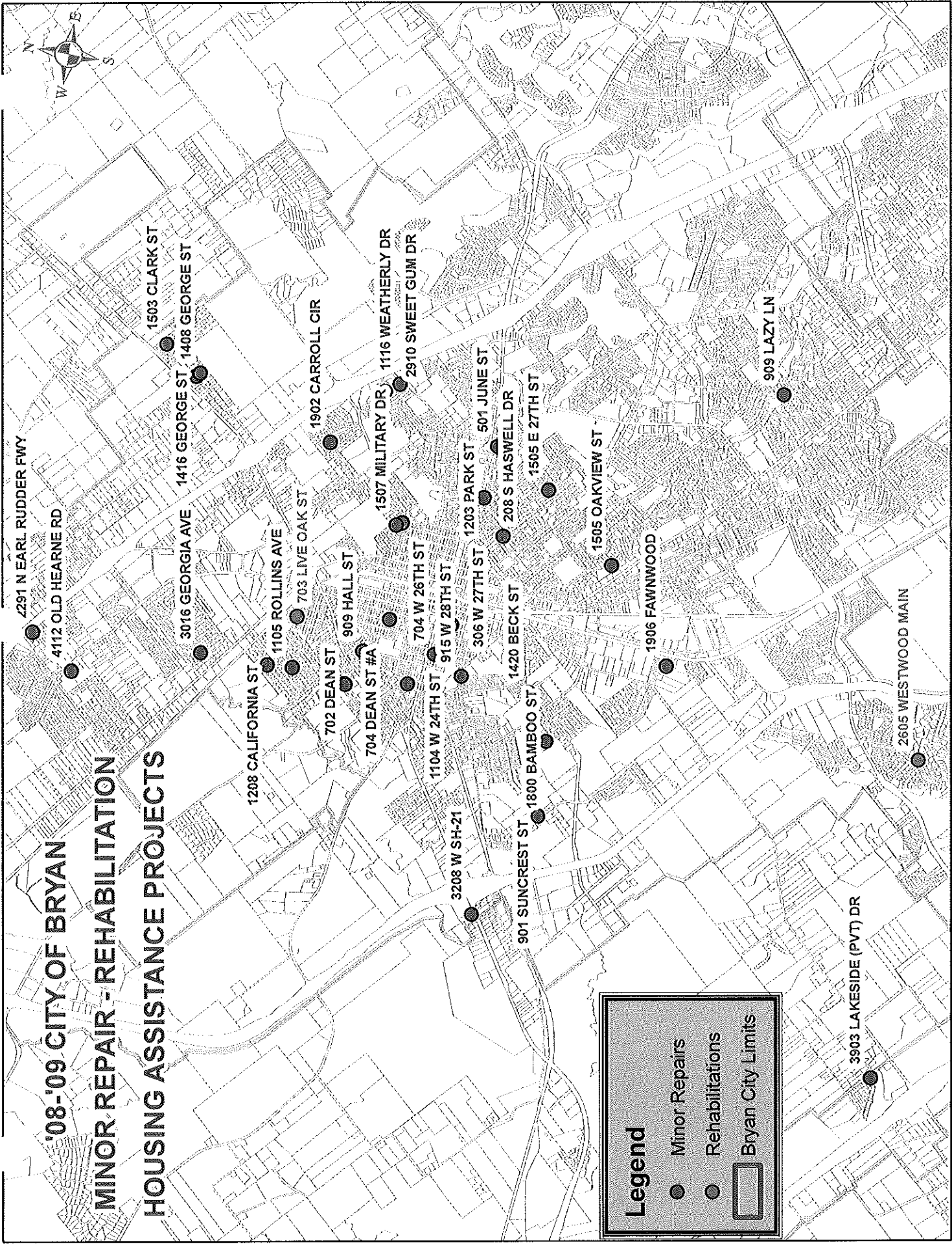
Outcome/Objective Codes

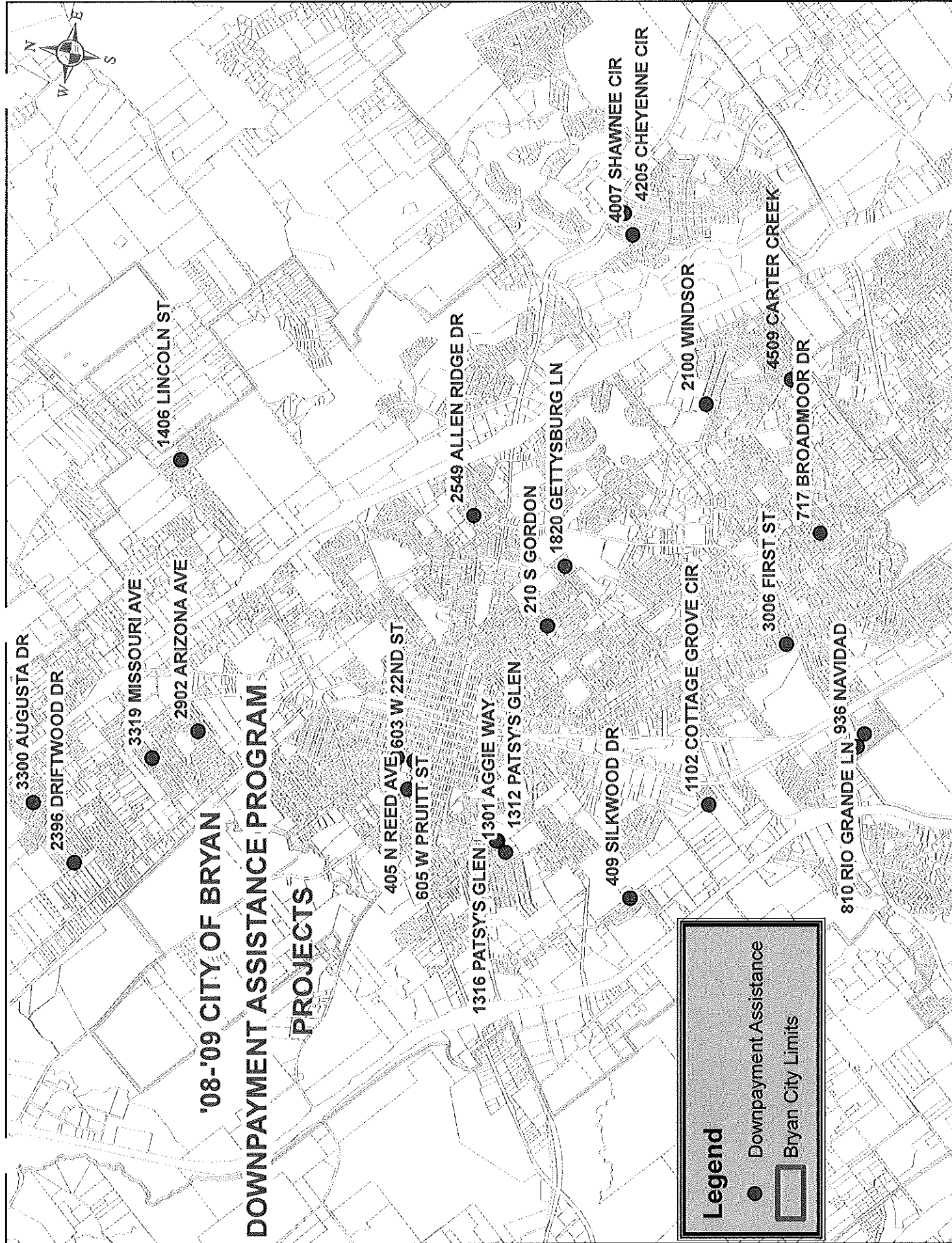
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

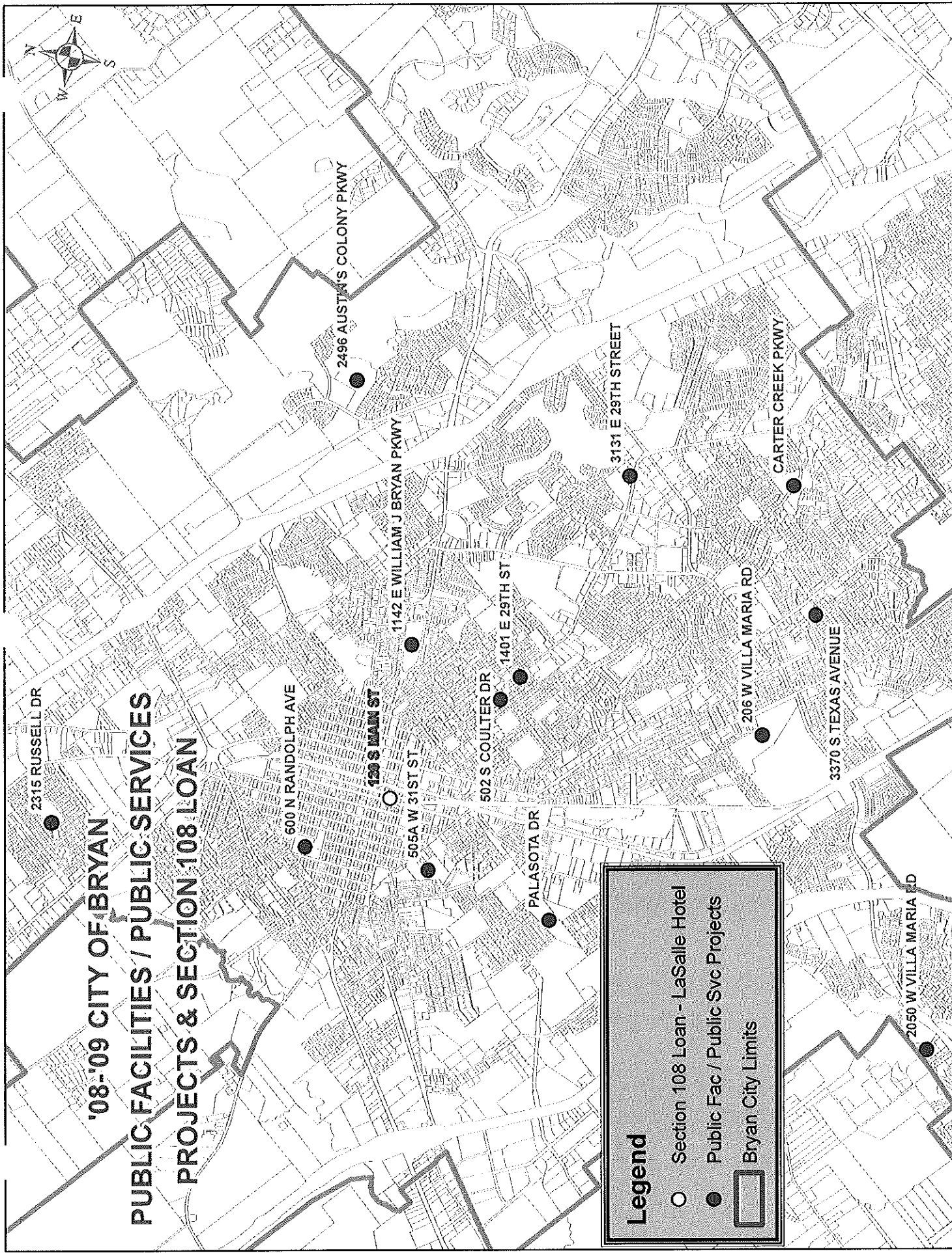
H. T. 3 B: Annual Housing Completion Goals

	Annual Number Expected Units /Completed Units	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless households	N/A/N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	20/37	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	5/26 elderly included in totals above.	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units (CHDO)	1/0	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	N/A-N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	1/0	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	N/A-N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	N/A-N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units & reconstruction (all)	25/37	X	X		
Homebuyer Assistance	15/24	<input type="checkbox"/>	X		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	40/61	X	X	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Acquisition of existing units	N/A-N/A				<input type="checkbox"/>
Production of new units (rental CHDO)	1/0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehab/reconstruction of existing units	25/37	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	15/24	X	X		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	41/61	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	1/0	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	40/61	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	41/61	X	X	<input type="checkbox"/>	<input type="checkbox"/>





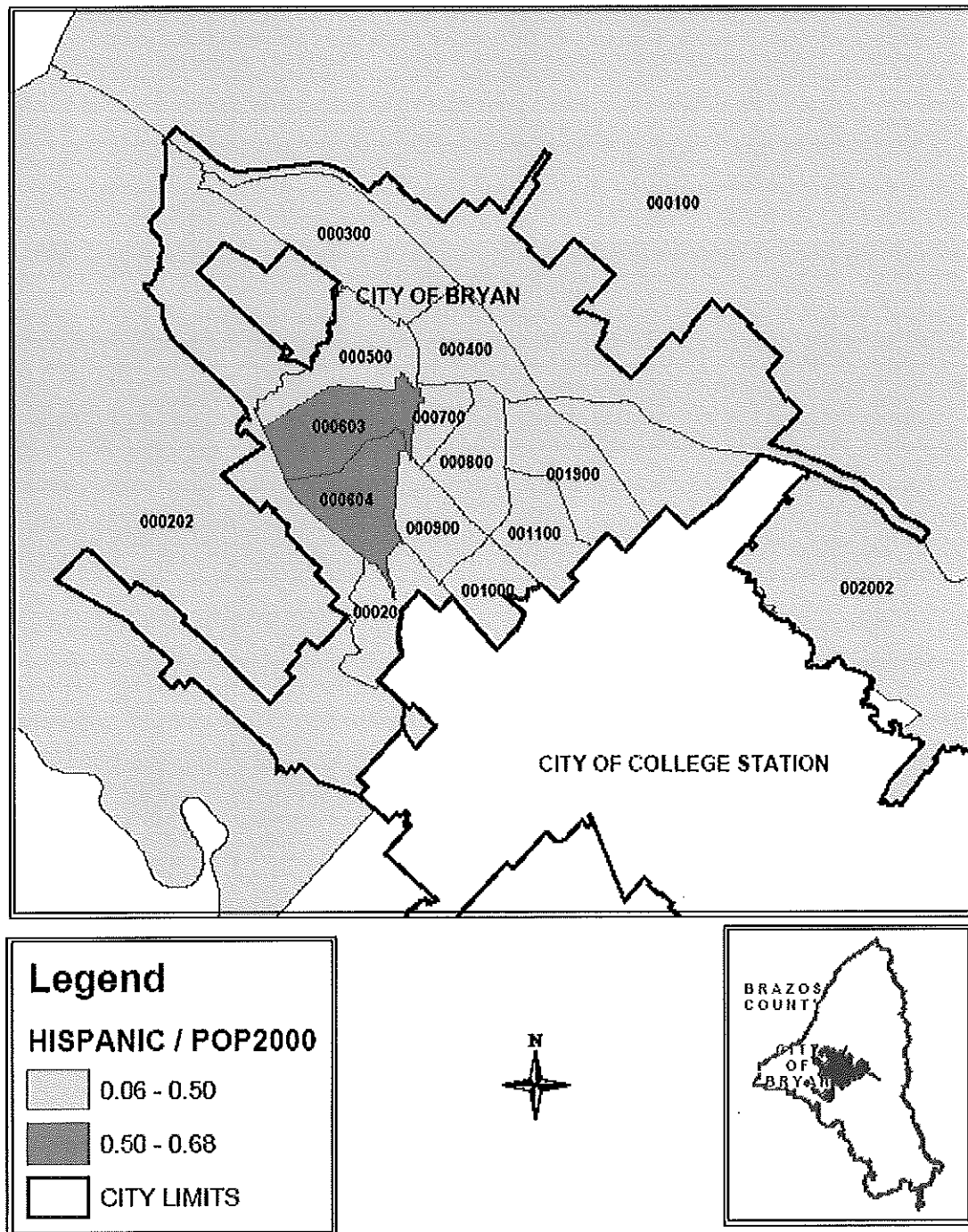


**'08-'09 CITY OF BRYAN
PUBLIC FACILITIES / PUBLIC SERVICES
PROJECTS & SECTION 108 LOAN**

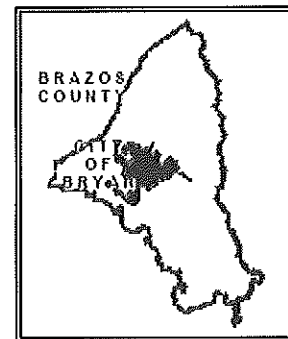
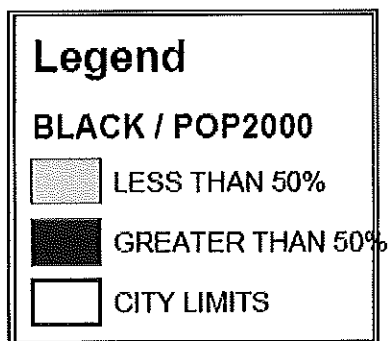
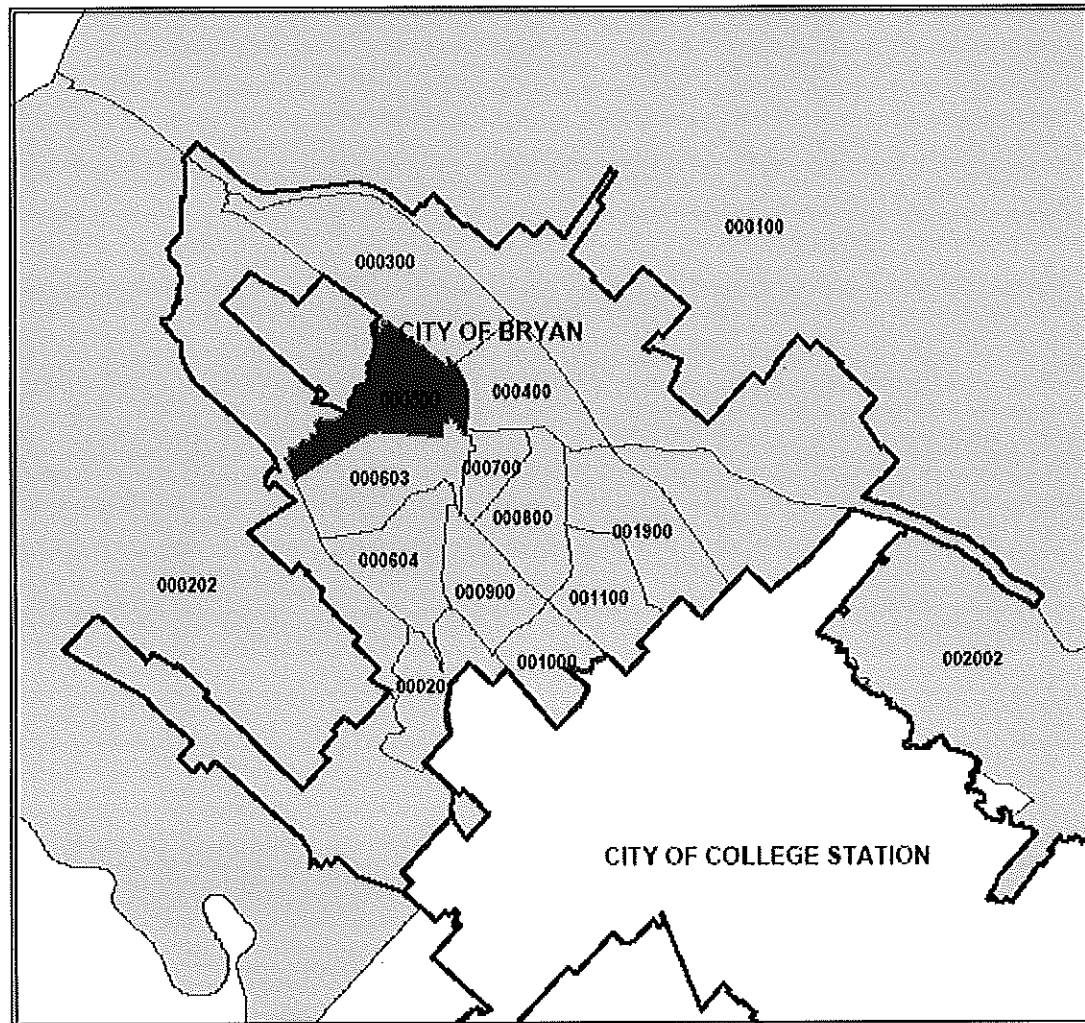
Legend

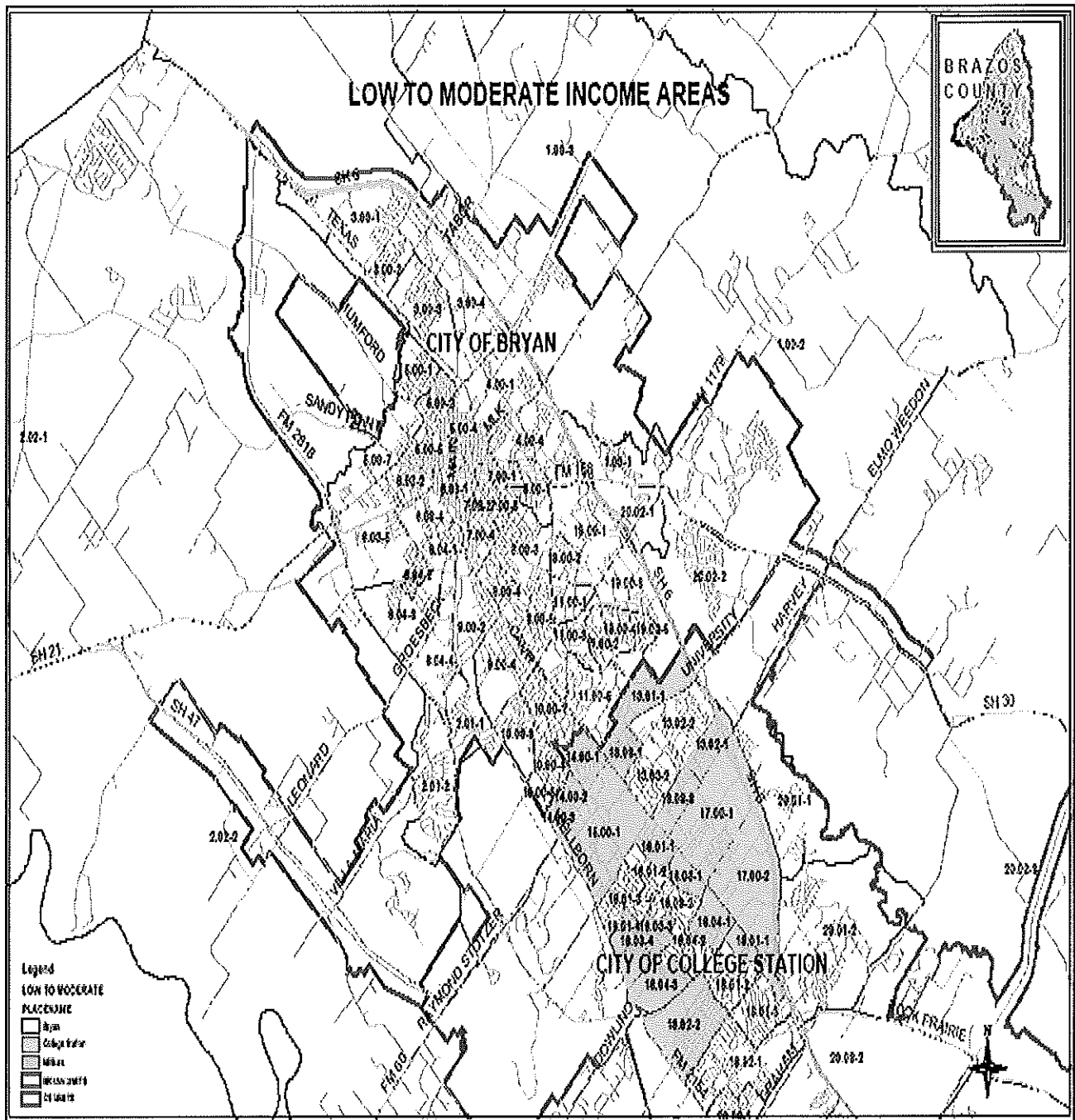
- Section 108 Loan - LaSalle Hotel
- Public Fac / Public Svc Projects
- ▮ Bryan City Limits

PERCENT HISPANIC POPULATION BY TRACT



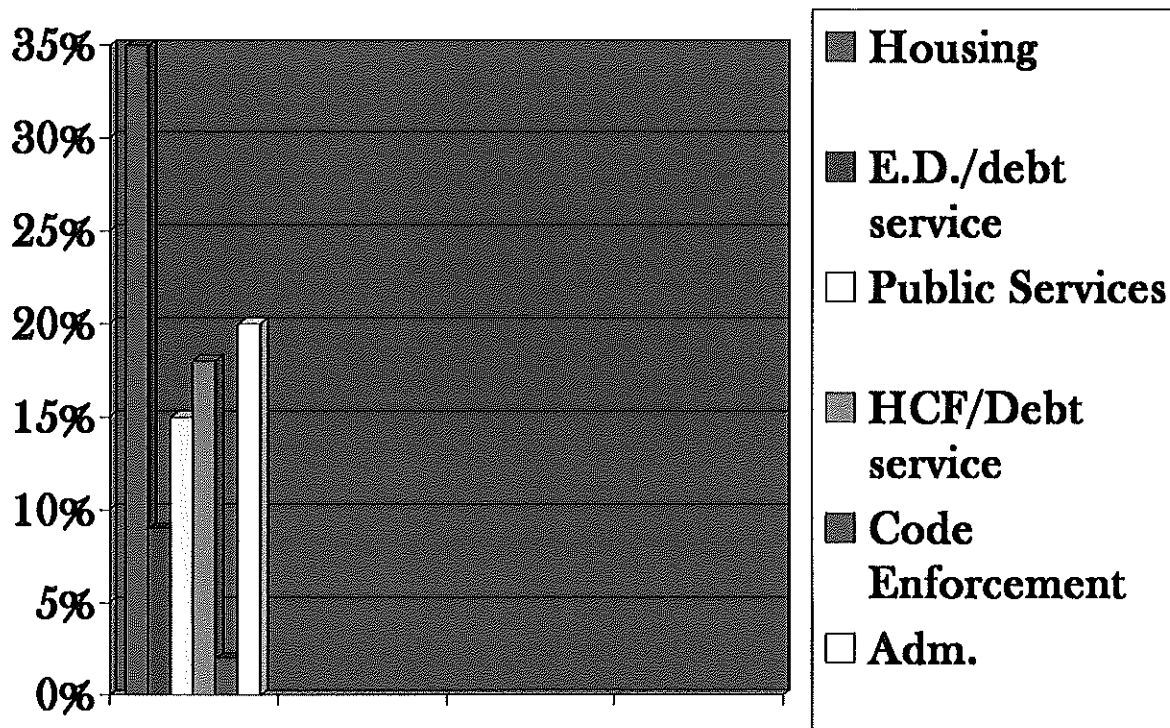
PERCENT BLACK POPULATION BY TRACT





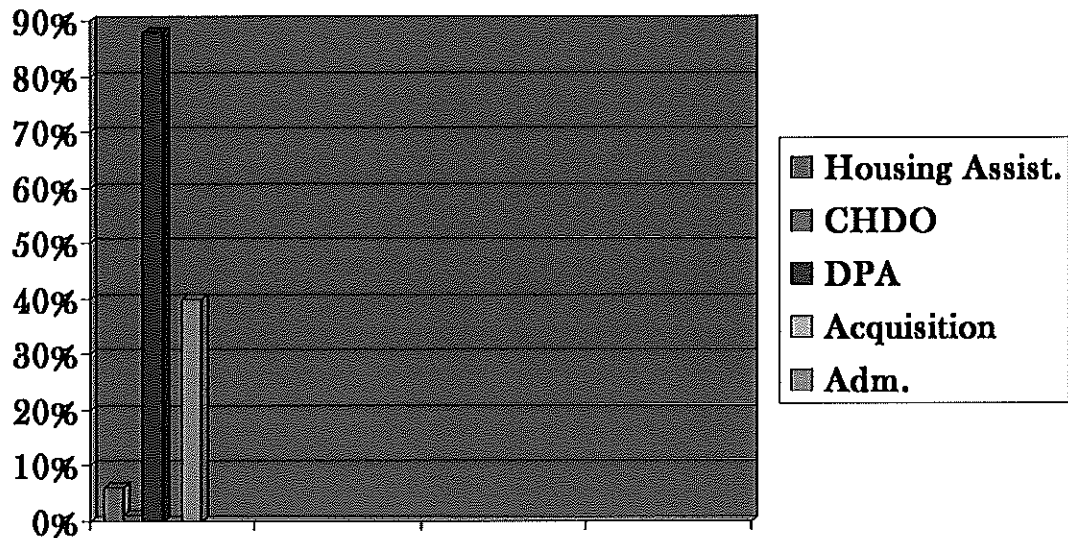
2008 Distribution of Funds, Community Development Block Grant:

The following Chart indicates that approximately 36% of available funds were spent on housing activities, 9% on Economic Development Section 108 Loan Repayment (LaSalle Hotel), 15% on Public Services, 18% on Public Facility Section 108 Repayment (Bryan College Station Health Care Center), 2% on Code Enforcement, and 20% on Administrative costs.



2008 HOME Funds Distribution by Category

The Chart below indicates the amount of HOME funds spent by the amount of the project to the total dollar amount available by category: for down payment assistance 88% of the total available funds were spent (\$216,694.87/\$248,145.98), for Housing Assistance 6% (\$20,403.87/\$295,869.17) of the total available funds were spent; for CHDO 1% of the total available funds were spent (\$23,134.10/\$132,375.77), and 39% of administrative funds (\$46,452.81/118,593.62), **NOTE: 10% Administrative funds were used on the total HOME projects + \$3,746.21 (amount over 10% spent reflects an increase above the 10% administrative cap by utilizing part of the program income (\$3,746.21) and decreasing the grant on program year 2007.**



The second Chart indicates total funds spent by category to total funds available: Down Payment Assistance 35% (\$216,694.87/\$791,238.33), CHDO 11% (\$23,134.10/\$791,238.33) and Administrative Funds 5% (\$46,452.81/791,238.33).

